

**Price List - Sky Gardens**

SRPL-110118

Type of Unit	2 BHK	2 BHK + Study	3BHK	2 BHK	3 BHK
Carpet Area (Sq. Mtr.)	62.00	69.00	77.00	62.00	81.00
Carpet Area (Sq. Ft.)	667.36	742.71	828.82	667.36	871.88
Total Area (Sq. Mtr.)	109.81	119.47	136.10	111.48	139.35
Total Area (Sq. Ft.)	1182	1286	1465	1200	1500
Floor	BSP (In Rs. Per SFT on Total Area) For Towers (Inclusive GST) 01/02/03/09/12/16/18/19/20		BSP (In Rs. Per SFT on Total Area) For Towers (Inclusive GST) 04/05/06/07/08/10/11/14/15/17		
15th to 19th	3580		3480		
6th to 14th	3780		3680		
Gr. Floor to 5th Floor	3980		3880		
Extra Charges (Payable as per Payment Plan)					
One Covered Car Parking in Basement (Allotted on First Come First Serve Basis at the Time of Possession)				Rs. 3,00,000/- per Parking	
Additional Covered Car Parking in Basement (Subject to availability)				Rs. 5,00,000/- per Parking	
Club Account per Unit				Rs. 1,00,000/-	
Lease Rent payable on Unit Total Area				Rs. 915/- per sq. mtr. (Rs. 85/- per SFT)	
Other Charges (Payable at Time of Possession)					
Dual Meter Charges per Unit				25000/-	
Electrical Connection Charges per kVA (4 kVA to 2 BHK & 5 kVA to 3 BHK & 4 BHK)				10000/-Per KVA	
Power Back Up Charges per kVA (Only 2kVA compulsory initially if anyone wants more, will be provided as per availability.				25000/- Per KVA	
Sewer & Water Connection Charges per Unit				10000/-	
IGL Infrastructure Charges per unit				1800/-	
Interest Free Maintenance Charges (IFMS) payable on Unit Total Area				215/- per sq. mtr. (20/- per SFT)	
* Over & Above, there will be IGL Security Deposit & FTTH Charges to be given directly to vendor.					

<b>Payment Plan</b> <b>For Tower 01/02/03/09/12/16/18/19/20</b>	
At the Time of Booking	10% of Total Cost
Within 30 Days of Booking	70% of Total Cost
At the Time of Offer of Possession	20% of Total Cost + IFMS + Other Charges
<b>Payment Plan</b> <b>For Tower 04/05/06/07/08/10/11/14/15/17</b>	
At the Time of Booking	10% of Total Cost
Within 30 Days of Booking	30% of Total Cost
At the Time of Offer of Possession	60% of Total Cost + IFMS + Other Charges

Note:

1. Towers 01/02/03/09/12/16/18/19/20 - Possession started
2. Towers 04/05/06/07/08/10/11/14/15/17 - Expected Date of Possession - June'18
3. Special Discount for Top Floor Unit Rs.150/-PSF
4. GST as applicable and inclusive in BSP
5. Price List & Payment Plan can be changed without notice.
6. Cheques will be in favour of "SJP Infracon Ltd."

You may also transfer thru RTGS with details as under:

**SJP INFRACON LTD., Bank - HDFC Ltd., Current Account No. - 03940350000035, IFSC Code - HDFC0000394, Branch - Sector-63, NOIDA**

**\* Carpet Area (As per RERA Guidelines):** means the net usable floor area of an apartment excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the areas covered by the internal partition walls of the apartment.

**\* Total Area (As per RERA Guidelines):** means the covered area of said apartment including the entire area enclosed by its periphery walls, columns, balconies & loft etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common area shall mean all such parts/areas in the entire said project which the allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and service ledges on all floors, common corridors and passages, staircases, staircase shafts, munties, services areas including but not limited to the machine rooms, security rooms, fire control rooms, maintenance offices/stores etc. if provided.

\* 1 Sq. Mtr. = 10.7639 Sq. Ft.

RERA Regn. No. UPRERAPRJ7482 RERA Website: [www.up-rera.in](http://www.up-rera.in)