

# Gulshan Bellina

Greater Noida (west)

W.e.f. Nov 01<sup>st</sup>, 2018

## Price List

Type of Apartment	1	2	3	03A	4	5
Unit Type	2 Bed + 2 Toilet	2 Bed + 2 Toilet + Study	3 Bed + 2 Toilet	3 Bed + 2 Toilet	3 Bed + 2 Toilet + Puja	3 Bed + 3 Toilet + Study
Total Area (Sq. Ft.)	1020	1105	1330	1350	1495	1745
Carpet Area (Sq. Ft.)	597.919	662.696	790.719	800.325	918.769	999.233
Balcony Area (Sq. Ft.)	154.37	154.94	203.95	207.52	217.97	318.5
From 1st to 7th Floor	4098480	4436270	5330420	5409900	5986130	6979630
From 8th to 15th Floor	3996480	4325770	5197420	5274900	5836630	6805130
From 16th to 18th Floor	3894480	4215270	5064420	5139900	5687130	6630630
On 19th Floor	3690480	3994270	4798420	4869900	5388130	6281630

\* Above Unit Cost are Inclusive of one single stilt parking, Dual meter Charges, Lease Rent, 1 Kva Power Back Up & Club Membership

### Terms & Conditions for Payment:

- GST (Good and Services Tax) as prescribed by Government from time to time shall be charged over and above the Unit cost and other charges.
- Preferential Location charges are extra. For Park/Pool Facing Rs. 100/- per Sq. Ft. Road Facing Rs. 50/- Per Sq. Ft. and Corner Rs 50/- per Sq. Ft.
- Additional basement covered parking for single slot **INR 3,00,000/-** and Back to Back slot **INR 5,00,000/-** & Stilt Parking for single slot **INR 3,50,000/-** and Back to Back slot **INR 6,00,000/-** Plus Taxes.
- Additional Power Back up charges - **INR. 20,000/-** per KVA plus Taxes.
- Interest Free Maintenance Security Deposit (IFMS) is applicable for each dwelling unit to be taken at the time of offer of possession.

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IFMS (INR.)	25500	27625	33250	33750	37375	43625

- Possession Charges means Two Years Advance Maintenance Charges, Club Uses Charges, Water & sewer Charges, Connection sharing with PVVNL Charges and IGL Connection Charges are extra will be taken at the time of Offer of Possession.
- The registration charges, stamp duty, legal documentation charges and any other govt. levies, demand, charges etc. are in addition to the aforesaid Price and shall be payable at the time of offer of possession. ("Other Charges")
- The prices are subject to revision for all the remaining units or as decided by the company from time to time.
- The Scheme shall be closed at the discretion of the management. .
- The other terms and conditions of sale would be as per the application form and standard allotment letter/Agreement for Sale/Sub-Lease.
- Areas are indicative only and subject to variation as per final construction and final sanctions from the competent authority. Any change in the layout of the unit as may be prescribed by the competent authority shall be carried out as per the requirements under law.
- Timely payment of the installments is the essence of the agreement. For any delay in payment an interest @12% shall be charged.