

**Towers Y13,14,G5,B3**  
RERA NUMBER-UPRERAPRJ972907  
2/3 BHK Apartments Gr. Noida (W) Sec-2

Super Area (Sq.ft.)	835
Built Up Area (Sq.ft.)	690      683
Carpet Area (Sq.ft.)	532

1060
870      862
665

1350
1084
790

1425	1435	1560
1129	1139	1247      1255
842	853	924

**TOWERS NUMBER**

Floor	Y13,14 Location -02	Y13,14 Location -01	Y13,14 Location -04	Y13,14 Location -03	G5, Location 01&06	G5, Location 2,5	G5, Location 3,4	B3,Location 01,03	B3,Location 02,04
Description	2 BHK+2T	2 BHK+2T	2 BHK + Study+2T	2 BHK + Study+2T	3BHK +2T	3BHK +2T	3BHK +2T	3BHK +3T	3BHK +3T
Top floor	32,98,250	33,40,000	40,81,000	41,34,000	52,65,000	54,86,250	55,24,750	60,84,000	61,62,000
6th & Above	34,23,500	34,65,250	42,40,000	42,93,000	54,67,500	57,00,000	57,40,000	63,18,000	63,96,000
2nd to 5th	35,07,000	35,48,750	43,46,000	43,99,000	56,02,500	58,42,500	58,83,500	64,74,000	65,52,000
1st floor	35,07,000	36,32,250	43,46,000	45,05,000	57,37,500	58,42,500	58,83,500	66,30,000	65,52,000

**OTHER CHARGES**

Covered Car Parking	RS.250000	Upgradation to Stilt Covered Car Paking	Rs.350000
Lease Rent (One Time)	FOC	Upgradation to Single bay double Parking Basement	Rs.450000
Community Membership charges(One time)	FOC	Meter Installation Charges	Rs 25000
1 KVA Power back up	FOC	IFMS on Super Area	Rs 25 PSF
Main Electric Load	FOC(As per Govt Norms)	Additional Power Back up Per KVA	Rs 25000

**SPECIAL PAYMENT PLAN-30:30:40**

On Booking	10%
With in 60 days of booking & Signing of Allotment letter	20%
On Completion of 2nd Last Floor Slab	15%
On Completion of Last Floor Slab	15%
On applying OC/CC	20%
On offer of Possession + IFMS + Other charges	20%

**Notes :**

- GST as applicable
- (1 Sq. Mtr. = 10.76391 Sq. Ft.)
- Payment to be made in favor of "Ajay Enterprises Pvt. Ltd. – Eros Sampoonam I – Collection A/C" Payable at Delhi/ New Delhi/ Noida.
- Tower G5 is stilt + 15 : Y13,Y14 and B3 are Stilt+14 storey respectively.
- All above area are in approx and are rounded off above .5 rounding off to higher value & below .5 rounding off to lower value.
- Govt. charges like stamp duty, sub-lease charges, legal miscellaneous expenses and any other charges are extra.
- Monthly maintenance/ power backup/ monthly community/ pool charges etc. will be decided at the time of possession.
- Booking is subject to detailed terms and conditions as given in agreement to sell/flat buyer's agreement.
- Separate maintenance agreement will be signed by the maintenance agency. Building insurance,Sinking fund & Maintenance Charges shall be payable of six months in advance.
- IGL& FFTH, charges Extra
- TDS @ 1% Shall be applicable on Total Sale price Exceeding Rs 50 lacs as per Income Tax Act Section 194-1A.
- Possession Date as per RERA is on or before 31st Dec 2023.(Extension as per RERA Due to Covid-19 Pandemic.)
- UPRERA Number UPRERAPRJ972907