

# unitech

## OPULENCE

*bespoke villas*

Sector - 33 & 48, Gurgaon.



## Price list. Payment plan.

PLOT AREA Plot No.	Sq. Mts.	Sq. Yrds.	AREA Super Area sq.ft.	Terrace Area sq.ft.	Basic Sales Price (BSP)
11	546	653	8073	1270	As Applicable
138	955	1142	13348	1840	As Applicable
10	493	589	8311	1202	As Applicable

**In addition to the above mentioned Basic Sale Price (BSP) following charges are applicable:**

Interest Free Maintenance Deposit (IFMS)	Rs. 250/- per sq.yard of plot area
Club Membership Registration Charges (Mandatory)	Rs. 1,00,000/-
Preferential Location Charges (PLC)*	5% of Basic Sales Price for each Preferential Location
<b>Design Charges</b>	
For Villa Plots smaller than 1000 sq.yds.	Rs. 25,00,000/-
For Villas Plots 1000 sq.yds. and above	Rs. 40,00,000/-

\* This price includes VRV air-conditioning system and home automation system.

# PLC shall be charged for the preferential location such as:

- 1) **Corner Villa**
- 2) **Villa Facing or Adjoining the Park / Green Belt**
- 3) **Villa abutting 24mtr road and above**

- The Company would pay to the allottee (s) Rs. 7/- per sq. ft. per month of Super Area of the Villa for any delay in offering possession of the Villa beyond the period as stipulated in the agreement to sell. Similarly, the allottee (s) would also be liable to pay holding charges @ Rs. 7/- per sq.ft. per month of Super Area of the Villa if the allottee(s) fails to take possession of the Villa within 30 days from the date of issuance of the final notice of possession.
- The Maintenance Charges for a period of 3 (Three) years shall be payable in advance before the possession of the Villa is given to the allottee(s).
- Registration Charges will be payable by the allottee (s) as applicable at the time of offer of possession.
- Service Tax shall be payable extra by the allottee(s).
- The above Prices/Payment Plans are subject to revision/withdrawal at any given time without notice at the sole discretion of the Company. Prices mentioned above are escalation free.

---

## Down payment plan - Stage I

Rebate @ 6% of Basic Sale Price

---

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration	85% of BSP + 100% of PLC + 50% of CMRC + 100% of Design Charges
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

---

## Construction linked installment plan - Stage I

At the time of registration of application for allotment	10% of BSP
Within 75 days of registration / allotment	15% of BSP
Within 150 days of registration / allotment	15% of BSP + 50% of PLC
On completion of brick work <sup>#</sup>	10% of BSP + 50% of PLC + 50% of Design Charges
On completion of internal plaster	10% of BSP + 50% of CMRC + 50% of Design Charges
On completion of internal electrification (without electrical fittings)	10% of BSP
On completion of internal plumbing (without sanitary fittings)	10% of BSP
On completion of flooring (except final grinding and laying of wooden flooring)	7.5% of BSP
On completion of external plastering	7.5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

**BSP** – Basic Sale Price

**CMRC** – Club Membership and Registration Charges

**PLC** – Preferential Location Charges

---

Other Charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and Other Charges payable as per the agreed terms.

# This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

---

---

## Down payment plan - Stage II

Rebate @ 8% of Basic Sale Price

---

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration	85% of BSP + 100% of PLC + 50% of CMRC + 100% of Design Charges
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

---

## Construction linked installment plan - Stage II

At the time of registration of application for allotment	10% of BSP
Within 75 days of registration / allotment	15% of BSP
Within 150 days of registration / allotment	15% of BSP + 50% of PLC
On casting of second floor / terrace roof <sup>#</sup>	10% of BSP + 50% of PLC + 50% of Design Charges
On completion of brick work	7.5% of BSP + 50% of CMRC + 50% of Design Charges
On completion of internal plaster	7.5% of BSP
On completion of internal electrification (without electrical fittings)	7.5% of BSP
On completion of internal plumbing (without sanitary fittings)	7.5% of BSP
On completion of flooring (except final grinding and laying of wooden flooring)	7.5% of BSP
On completion of external plastering	7.5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

**BSP** – Basic Sale Price

**CMRC** – Club Membership and Registration Charges

**PLC** – Preferential Location Charges

---

Other Charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and Other Charges payable as per the agreed terms.

# This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

---

---

## Down payment plan - Stage III

Rebate @ 10% of Basic Sale Price

---

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration	85% of BSP + 100% of PLC + 50% of CMRC + 100% of Design Charges
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

---

## Construction linked installment plan - Stage III

At the time of registration of application for allotment	10% of BSP
Within 75 days of registration / allotment	15% of BSP
Within 150 days of registration / allotment	15% of BSP + 50% of PLC
On casting of first floor roof <sup>#</sup>	10% of BSP + 50% of PLC + 50% of Design Charges
On casting of second floor / terrace roof	10% of BSP + 50% of CMRC + 50% of Design Charges
On completion of brick work	7.5% of BSP
On completion of internal plaster	7.5% of BSP
On completion of internal electrification (without electrical fittings)	5% of BSP
On completion of internal plumbing (without sanitary fittings)	5% of BSP
On completion of flooring (except final grinding and laying of wooden flooring)	5% of BSP
On completion of external plastering	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

**BSP** – Basic Sale Price

**CMRC** – Club Membership and Registration Charges

**PLC** – Preferential Location Charges

---

Other Charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and Other Charges payable as per the agreed terms.

# This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

---

---

## Down payment plan - Stage IV

Rebate @ 12% of Basic Sale Price

---

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration	85% of BSP + 100% of PLC + 50% of CMRC + 100% of Design Charges
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

---

## Construction linked installment plan - Stage IV

At the time of registration of application for allotment	10% of BSP
Within 75 days of registration / allotment	10% of BSP
Within 150 days of registration / allotment	10% of BSP + 50% of PLC
On commencement of construction / demarcation of plot	7.5% of BSP + 50% of PLC + 50% of Design Charges
On completion of foundation <sup>#</sup>	7.5% of BSP + 50% of CMRC + 50% of Design Charges
On casting of ground floor roof	7.5% of BSP
On casting of First floor roof	7.5% of BSP
On completion of brick work	7.5% of BSP
On completion of internal electrification (without electrical fittings)	7.5% of BSP
On completion of internal plumbing (without sanitary fittings)	7.5% of BSP
On completion of flooring (except final grinding and laying of wooden flooring)	7.5% of BSP
On completion of external plastering	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Other charges as applicable

---

**BSP** – Basic Sale Price

**CMRC** – Club Membership and Registration Charges

**PLC** – Preferential Location Charges

---

Other Charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and Other Charges payable as per the agreed terms.

# This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

---