



# Unitech / Fresco

Nirvana Country, Gurgaon.

## Price list. Payment plan.

<b>Basic Sale Price (BSP)</b>	<b>As Applicable</b>
<b>External Development Charges (EDC)</b>	Rs. 114/- per sq. ft.
<b>Preferential Location Charges (PLC)</b>	
Landscape Facing	Rs. 400/- per sq. ft
First Floor	Rs. 300/- per sq. ft
Second Floor	Rs. 225/- per sq. ft
Third Floor	Rs. 150/- per sq. ft
Corner / Tail Unit	Rs. 150/- per sq. ft
<b>Terrace Charges</b>	50% of BSP
<b>Interest Free Maintenance Security Deposit</b>	Rs. 75/- per sq. ft.
<b>External Facade Maintenance &amp; Renovation Fund</b>	Rs. 25/- per sq. ft.
<b>Covered Car Parking</b>	Rs. 4,00,000/- per parking
<b>Club Membership Registration Charges</b>	
Fresco Club	Rs. 1,00,000/-
Nirvana Patio Club	Rs. 1,25,000/-

- Basic Price mentioned above are escalation free and exclusive of External Development Charges (EDC), Infrastructure Development Charges (IDC). Any further increase in EDC and IDC by the Statutory Authorities shall be borne by the Allottee.
- The Company would pay to the Allottee(s) Rs. 5/- per sq. ft. per month of Super Area for any delay in offering possession of the Apartment beyond the period as mentioned in agreement to sell. Similarly, the Allottee(s) would also be liable to pay holding charges @ Rs. 5/- per sq. ft. per month of Super Area if the Allottee(s) fails to take possession of the Apartment within 30 days from the date of issuance of the notice of possession.
- Terrace area shall be charged at 50% of Basic Sales Price.
- The Maintenance Charges on the basis of Super Area of the Apartment as determined by the Company at the time of offer of possession of the Apartment shall be payable in advance for a period of two years along with the notice of possession.
- Mandatory car parkings per Apartment 2 Covered Parking per Apartment
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.

Note: Service Tax shall be payable extra by the Allottee(s) as and when applicable.

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## Down payment plan

Rebate for Towers 15, 16 & 17 - 4% on BSP, Tower 14 - 3% on BSP, Tower 12 - 2% on BSP

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At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + Parking Charges + 50% of CMRC + EDC
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

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## Time linked installment plan "A" - for tower 12 only

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At the time of registration of application for allotment	15% of BSP
Within 45 days of registration / allotment	20% of BSP + 50% of EDC
Within 90 days of registration / allotment	20% of BSP + 50% of EDC
Within 135 days of registration / allotment	20% of BSP + 50% of PLC + 50% of Parking Charges
Within 180 days of registration / allotment	20% of BSP + 50% of PLC + 50% of Parking Charges + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

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## Time linked installment plan "B" - for tower 14 only

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At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	15% of BSP + 50% of EDC
Within 90 days of registration / allotment	15% of BSP + 50% of EDC
Within 135 days of registration / allotment	15% of BSP + 50% of PLC + 50% of Parking Charges
Within 180 days of registration / allotment	15% of BSP + 50% of PLC + 50% of Parking Charges
Within 225 days of registration / allotment	15% of BSP + 50% of CMRC
Within 270 days of registration / allotment	10% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

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## Time linked installment plan "C" - for towers 15, 16 & 17 only

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At the time of registration of application for allotment	15% of BSP
Within 45 days of registration / allotment	10% of BSP + 50% of EDC & IDC
Within 90 days of registration / allotment	10% of BSP + 50% of EDC & IDC
Within 135 days of registration / allotment	10% of BSP + 50% of PLC
Within 180 days of registration / allotment	10% of BSP + 50% of PLC
Within 225 days of registration / allotment	10% of BSP + 50% of Parking Charges
Within 270 days of registration / allotment	10% of BSP + 50% of Parking Charges
Within 315 days of registration / allotment	10% of BSP + 50% of CMRC
Within 360 days of registration / allotment	10% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

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**BSP – Basic Sale Price**

**CMRC – Club Membership and Registration Charges**

**PLC – Preferential Location Charges**

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Other charges include Interest Free Maintenance Security Deposit, External Facade Maintenance & Renovation Fund, Maintenance Charges, Stamp Duty Charges, Registration Fees and other charges payable as per the agreed terms.

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