



Unitech / Vistas

Sector - 70, Gurgaon.

Price list. Payment plan.

Basic Sale Price (BSP)	As Applicable
External Development Charges (EDC)	Rs. 298/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 33/- per sq. ft.
Preferential Location Charges (PLC)	
First Floor	Rs. 300/- per sq. ft.
Second Floor	Rs. 225/- per sq. ft.
Third Floor	Rs. 150/- per sq. ft.
Corner	Rs. 150/- per sq. ft.
Landscape Facing	Rs. 400/- per sq. ft.
Interest Free Maintenance Security Deposit (IFMSD)	Rs. 50/- per sq. ft.
Car Parking Space	
Covered	Rs. 4,00,000/- per parking
Open	Rs. 3,00,000/- per parking
Club Membership Registration Charges (CMRC)	Rs. 1,00,000/-

Down payment plan - for block 'A' only

Rebate @ 6% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration / allotment	85% of BSP + 100% of PLC + 100% of Parking Charges + 50% of CMRC + 100% of EDC & IDC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

Flexi payment plan - for block 'A' only

Rebate @ 3% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	45% of BSP + 50% of EDC & IDC
Within 90 days of registration / allotment	10% of BSP + 50% of EDC & IDC
On completion of masonry work in the apartment [#]	10% of BSP + 100% of PLC
On completion of internal plaster within the apartment	10% of BSP + 100% of Parking Charges
On completion of flooring within apartment	10% of BSP + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

BSP – Basic Sale Price	CMRC – Club Membership and Registration Charges
PLC – Preferential Location Charges	IFMSD – Interest Free Maintenance Security Deposit

Other charges include Maintenance 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.

- 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 stipulated in the 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 final notice of possession.
- 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.
- One covered & one open car parking space is mandatory, for all non-landscape facing apartments (Block 03, 04). Two covered car parking spaces are mandatory, for all landscape facing apartments (Block 01, 02).
- 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.

Down payment plan - for block 'B' only

Rebate @ 8% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration / allotment	85% of BSP + 100% of PLC + 100% of Parking Charges + 50% of CMRC + 100% of EDC & IDC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

Construction linked installment plan - for block 'B' only

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	15% of BSP + 50% of EDC & IDC
Within 90 days of registration / allotment	15% of BSP + 50% of EDC & IDC
Within 135 days of registration / allotment	15% BSP + 50% of PLC
On completion of sixth floor roof [#]	7.5% of BSP + 50% of PLC
On completion of ninth floor roof	7.5% of BSP + 50% of Parking Charges
On completion of eleventh floor roof	5% of BSP + 50% of Parking Charges
On completion of top floor roof	5% of BSP + 50% of CMRC
On completion of masonry work in the apartment	5% of BSP
On completion of internal plaster within the apartment	5% of BSP
On completion of flooring within apartment	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

BSP – Basic Sale Price	CMRC – Club Membership and Registration Charges
PLC – Preferential Location Charges	IFMSD – Interest Free Maintenance Security Deposit

Other charges include Maintenance 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.

- 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 stipulated in the 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 final notice of possession.
- 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.
- One covered & one open car parking space is mandatory, for all non-landscape facing apartments (Block 03, 04). Two covered car parking spaces are mandatory, for all landscape facing apartments (Block 01, 02).
- 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.

Down payment plan - for blocks ‘C, D & E’ only

Rebate @ 10% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration / allotment	85% of BSP + 100% of PLC + 100% of Parking Charges + 50% of CMRC + 100% of EDC & IDC
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

Flexi payment plan - for blocks ‘C, D & E’ only

Rebate @ 4% of Basic Sale Price

At the time of registration of application for allotment	10% of BSP
Within 45 days of registration / allotment	45% of BSP + 100% of EDC & IDC + 100% of Parking Charges + 100% of PLC + 50% of CMRC
On completion of first floor roof [#]	5% of BSP
On completion of forth floor roof	5% of BSP
On completion of sixth floor roof	5% of BSP
On completion of ninth floor roof	5% of BSP
On completion of eleventh floor roof	5% of BSP
On completion of top floor roof	5% of BSP
On completion of masonry work in the apartment	5% of BSP
On completion of internal plaster within the apartment	2.5% of BSP
On completion of flooring within apartment	2.5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

Construction linked installment plan - for blocks ‘C, D & E’ only

At the time of registration of application for allotment	10% 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 + 50% of CMRC
On completion of first floor roof [#]	10% BSP + 50% of PLC
On completion of fourth floor roof	10% of BSP + 50% of PLC
On completion of sixth floor roof	10% of BSP + 50% of Parking Charges
On completion of ninth floor roof	10% of BSP + 50% of Parking Charges
On completion of eleventh floor roof	5% of BSP
On completion of top floor roof	5% of BSP
On completion of masonry work in the apartment	5% of BSP
On completion of internal plaster within the apartment	5% of BSP
On completion of flooring within apartment	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + 100% of IFMSD + Stamp duty charges and other charges as applicable

BSP – Basic Sale Price

PLC – Preferential Location Charges

CMRC – Club Membership and Registration Charges

IFMSD – Interest Free Maintenance Security Deposit

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- 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 stipulated in the 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 final notice of possession.
- 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.
- One covered & one open car parking space is mandatory, for all non-landscape facing apartments (Block 03, 04). Two covered car parking spaces are mandatory, for all landscape facing apartments (Block 01, 02).
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