



Unitech / Alder Grove

Nirvana Country - 2, Sector-71, Gurgaon.

Price list. Payment plan. (w.e.f. 16/05/2013)

| Plot Area Sq. mtrs. | Plot Area Sq. yds. | Type | Super Area (sq.ft.) | Terrace Area (sq.ft.) | BSP (Rs. Crore) | Per PLC* (Rs. Crore) |
|------------------------|-----------------------|---------|------------------------|--------------------------|--------------------|-------------------------|
| 652 | 780 | Duplex | 5252 | 179 | 9.10 | 0.90 |
| 505 | 604 | Simplex | 2712 | 0 | 6.70 | 0.65 |
| 427 | 511 | Simplex | 2628 | 0 | 5.75 | 0.55 |
| 423 | 506 | Duplex | 3661 | 171 | 5.95 | 0.55 |
| 420 | 502 | Simplex | 2628 | 0 | 5.65 | 0.55 |
| 420 | 502 | Duplex | 5252 | 179 | 6.35 | 0.60 |
| 408 | 488 | Duplex | 3661 | 171 | 5.80 | 0.55 |
| 355 | 425 | Simplex | 2628 | 0 | 5.30 | 0.50 |
| 339 | 405 | Simplex | 2646 | 0 | 5.10 | 0.50 |
| 330 | 395 | Simplex | 2340 | 0 | 4.90 | 0.45 |
| 300 | 359 | Simplex | 2112 | 0 | 4.45 | 0.40 |
| 300 | 359 | Duplex | 3661 | 171 | 4.85 | 0.45 |
| 200 | 239 | Duplex | 2778 | 191 | 3.55 | 0.35 |
| 178 | 213 | Duplex | 2646 | 121 | 3.30 | 0.30 |
| 131 | 157 | Duplex | 2293 | 385 | 2.55 | 0.25 |

Apart from Basic Sale Price (BSP) following charges are payable:

| | |
|--|---|
| External Development Charges (EDC) | Rs. 2671/- per sq.yard of plot area |
| Infrastructure Development Charges (IDC) | Rs. 865/- per sq.yard of plot area |
| Interest Free Maintenance Security Deposit (IFMSD) | Rs. 200/- per sq. yard of plot area |
| Club Membership & Registration Charges (Mandatory) | Rs. 2,50,000/- |
| Preferential Location Charges (PLC)* | PLC as per above table for each Preferential Location |

Down payment plan

Rebate @ 6% of Basic Sale Price

| | |
|--|--|
| At the time of registration of application for allotment | 10% of BSP |
| Within 45 days of registration / allotment | 85% of BSP + PLC + EDC + IDC + 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 |

Construction linked installment plan

| | |
|---|--|
| At the time of registration of application for allotment | 10% of BSP |
| Within 60 days of registration / allotment | 20% of BSP + 50% of PLC |
| Within 120 days of registration / allotment | 10% of BSP + 50% of PLC |
| On commencement of construction [#] | 10% of BSP + EDC + IDC |
| On casting of ground floor roof | 10% of BSP + 50% of CMRC |
| On completion of brick work | 10% of BSP |
| On completion of internal plastering | 10% of BSP |
| On completion of internal plumbing (except fittings) | 5% of BSP |
| On completion of external plastering | 5% of BSP |
| On completion of flooring (except final grinding and polishing) | 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 as applicable.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

* PLC shall be charged for:

1) Corner Villa

2) Villa Facing Green

3) Villa abutting 24 mtr road and above

- The Company would pay to the Allottee(s) Rs. 50/- per sq. yd. per month of Plot 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. 50/- per sq. yd. per month of Plot Area of the Villa if the Allottee(s) fails to take the possession within 30 days from the date of issuance of final notice of possession.
- The Maintenance Charges for a period of 3 (three) years shall be payable in advance along with the notice of possession.
- Registration Charges as applicable at the time of offer of possession are payable by the Allottee.
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company. Prices mentioned above are escalation free.
- This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed.

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