

"THE STUDIO" at ELDECO UTOPIA, Sector 93A, Expressway, Noida.**PRICE LIST DATED : 18.06.13****Ground to Fourth Floor**

Unit No	Super Area approx (sqft)	Basic Price (in Rs.)
		Down Payment
1	840	8060000
2,3,6,7,8	835	8015000
4,5	850	8150000
9	800	7700000
10	890	8510000
11	825	7925000
12	895	8555000

The Ground Floors units have lawn areas which will be added in the basic price @ Rs 1500/- per sft.

The Ground Floor Units would be charged Rs. 40000/- extra towards provision of false ceiling and light fixtures

Extra Charges:

1	(i) Interest Free Maintenance Security Deposit	Rs.30/per sq.ft of Super Area
	(ii) 12 Months Advance Maintenance charges	@Rs.2.60/- per sq.ft per month (approx. subject to change)
	(iii) 24 months PDC's (starting from 13th to 36th month)	
2	The Basic Price of the Apartment/Unit includes the exclusive right to use one dedicated Surface / Basement Car Parking, subject to availability.	
A.	In case the applicant/allottee requests for (i) change of dedicated Surface / Basement car parking and/or (ii) if car parking category is changed due to reason of non availability of Open / Basement car parking, then additional charges as mentioned below will be payable	
	Level	Twin Type one behind another (Rs.)
	Surface / Basement	Rs.375000
B.	In case the applicant/allottee request for grant of usage right of additional car parking then differential charges as mentioned below mentioned below will be applicable.	
	Level	Independent (Rs.)
	Surface / Basement	Rs.500000
3	Power Backup Installation	Rs.18,000/ Kva (Proposed back-up 4Kva per unit)
4	One Time Lease Rent	Rs.50/ per sq.ft of Super Area (Payable within 30 days
5	External Electrification Charges	Rs.60/ per sq.ft of Super Area
6	Fire Fighting Charges	Rs.60/ per sq.ft of Super Area
7	Upgradation cost of providing POP punning for inter	Rs.15000/-
8	Club Membership (compulsory)	Rs.50000/-
9	Preferential Location Charges:	
	3%	for unit no. 10, 11 & 12

NOTE

1	Prices of units once booked will remain firm.
2	Miscellaneous charges related to R O Unit, Communication System etc is Rs. 25000/- (approx.). Any additional facility to be charged extra.
3	Price list can be revised at the sole discretion of the Company & without notice.
4	Monthly maintenance charges extra.
5	Registration Charges extra as per govt. norms.
6	Please read the detailed terms & conditions given in the application form.
7	10.76sq.ft = 1sq.mtr.
8	Few Units are different in area and the prices shall be calculated accordingly as per super area

Payment Plan**Down Payment**

At the time of booking	10%
Within 45 days of booking	90%