



WATERFRONT SUITES

SINGLE/TWIN ROOM URBAN HOMES

Sector 144, Noida Expressway

W.e.f. 7th March, 2014

UNIT TYPE	PROPOSED SUPER AREA (SQ. FT.)
1 & 2 BHK Residential Apartment	655, 1030

FLOOR PLC							
FLOOR	PLC	FLOOR	PLC	FLOOR	PLC	FLOOR	PLC
1	200	4	155	7	110	10	65
2	185	5	140	8	95	11	50
3	170	6	125	9	80	12	35

"SPECIAL PAYMENT PLAN" AT ₹ 4,500/- SQ. FT.		
S. No.	Payment Due	% of B.S.P
1.	On Application for Booking	70%
2.	At 18 Months	25% + PLC's as applicable + Car Parking
3.	On Offer of Possession	5% + Other Charges

ADDITIONAL CHARGES			
Car Parking	₹ 5 Lacs	Power back up (Per KVA)	₹ 25,000
Club Membership (Optional)	₹ 2 Lacs	Lake Facing/Garden Facing PLC (Per Sq. Ft.)	₹ 100
ESC	₹ 75	Expressway/Road Facing PLC (Per Sq. Ft.)	₹ 50/- Per Sq. Ft.
FFC	₹ 75		

NOTE:

- Cheque would be made in favor of 'UNNATI FORTUNE HOLDINGS LTD' payable at NCR only.
- Service Tax & Other General Charges (As Applicable)

TERMS AND CONDITIONS:

- The Basic Sale Price is of indicated area and is not inclusive of the other applicable charges mentioned above.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - Interest free Maintenance Security(IFMS) Deposit @ Rs. 50/- Per Sq. Ft. and One Time Lease Rent @ Rs. 120/- PSF shall be payable by the allottee at the time of offer of possession.
 - Provisional Common Area Maintenance Charges for the first year shall be payable in advance
- The Super Area mentioned in the brochure and/or other documents is indicative only.
- All Plans and layouts are subject to change at the sole discretion of the company or statutory authorities.
- Exact Super Area of office shall be calculated at the time of offer of possession of property as constructed. Increased/ Decreased area shall be charged proportionately as per the prevailing market rates.
- The Super area means the covered area of the demised premises inclusive of the area under the periphery inclusive of the area under the periphery walls area under columns and walls within the allotted individual tenant spaces (demised premises), half of the area of the wall common with other premises adjoining the demised premises, plumbing/Electric Shafts of the demised premises, total area of the refuge and terraces, and proportionate share of the common areas like common lobbies, lifts common service shafts, staircases, machine room, electric substation and other services and other common areas etc.
- Car parking is mandatory payable after 18 months from the date of booking.
- Minimum 1 KVA power back-up required for 1 BHK and 2 KVA power back-up required for 2 BHK.
- The Actual Maintenance Charge shall be based on the actual cost by the concerned maintenance agency.
- Other terms and condition shall be as per the Application Form and the Allotment Letter of the company.
- Prices are subject to revision/ withdrawal at any time without notice at the sole discretion of the company.
- The Additional Car Park space will be available at prevailing price at the time of request.
- Before issuance of Provisional Allotment Letter (PAL), no transfer or change in the name of the allottee shall be permitted.
- After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with the payment of Administrative Charges.

UNNATI FORTUNE HOLDINGS LTD.

Corporate Office: Unnati Fortune House, B-117, Sector-67, Noida, Gautam Budh Nagar-201301 (U.P.)

T: 0-8010-119-119, 0-120-2484555, F: 0-120-2484444 E: marketing@ufgrp.com, W: www.unnatifortune.com



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