

PRICE LIST

Apartment	2 BHK	3 BHK	4 BHK	4 BHK
Area (sq.ft.)	1020	1350	1970	2040
Charges	Floor PLC up to ₹ 160/- Per sq.ft Now free	GAC ₹ 100/- Per sq.ft Now free	Club Membership ₹ 50,000/- Now Free	Location PLC up to ₹ 50/- Per sq.ft Now Free

(A) PAYMENT SCHEDULE / STAGE

Total Sale Value

At the time of Booking	5%
With in 45 Days of Booking	5%
With In 90 Days of Booking	25%
On Start of Excavation	10%
On Casting of Raft Foundation	5%
On Casting of 1st Basement Roof	3%
On Casting of Ground Floor Slab	3%
On Casting of 2nd Floor Slab	3%
On Casting of 5th Floor Slab	3%
On Casting of 8th Floor Slab	3%
On Casting of 10th Floor Slab	3%
On Casting of 12th Floor Slab	3%
On Completion of Structure	3%
On Completion of Brick Work	3%
On Commencement of Internal Plaster	3%
On Intimation of Possession	20% + Other Charges (as Applicable)

(B) PAYMENT SCHEDULE / STAGE

Design your payment plan as per your Financials. Discuss with us*

HOME LOAN EXCLUSIVELY FROM



Wave City, Sec-6, NH-24, Ghaziabad

TERMS AND CONDITIONS*

1. The below mentioned charges shall be payable at the time of intimation of Possession of the flat handover to the Allottee:-
 - Open Car Parking/ Covered Car Parking
 - Power Back-up (2KVA)
 - AMC (For the 30 months from the date of possession of the flat)
 - Interest Free Maintenance Security
 - Electric Meter Charges.
2. By signing the booking form, the allottee agree and understood that on cancellation of booking (if any) the deductions will be made as per the below mentioned schedule:-

Sl. No.	Consideration Paid	Deduction
1	On or Less than 15% of Flat Value	20% of Consideration Received
2	Above than 15% of Flat Value	20% of upto 15% of the consideration Paid

3. Registration, Stamp Duty, Service Taxes and all other Statutory Taxes or other Governmental Levies/ Concerned Authorities charges shall be payable by customer at the time of offer of possession.
4. (a). If the Company fails to offer possession of the Flat within the stipulated period, subject to reasonable delay of 90 days from the date of agreed possession date then the Company may pay to the Allottee compensation maximum upto Rs.5/-(Rupees Five Only) per sq. ft. per month.
(b). Further if allottee(s) fails to take possession of apartment after the expiry of "Fit out Period" the penalty shall be charged @ Rs.100/- (Rs. One Hundred only) per day for delayed first month and @ Rs. 200/- (Rupees Two Hundred Only) per day for every delayed month from the date of expiry of "Fit out Period". Thereafter the booking/allotment of apartment shall be treated as cancelled without any further notice, and the amount received shall be refunded without any interest, after forfeiting amount equivalent to 5% of cost of apartment as per company's terms and conditions.
5. The area includes the Covered area and proportionate area under common corridors, Passage, Staircase, amenities, Projections, Lift Rooms, etc.
6. The terms & conditions of sales mentioned herein are only provisional and subject to the terms & conditions mentioned in the Flat Buyer Agreement.
7. All Building Plans, Layouts, specification are subject to changes and modifications as decided by the Company /Architect or any other Competent Authority.
8. Timely Payment of Installments and other charges is the essence of the Agreement. In the event of delay by the Allottee in the payment of Basic Sale Price and Other Charges as mentioned in the Payment Plan by the due date, the Allottee shall be liable to pay interest on the delayed amount @ 18% per annum.
9. Cheques/Drafts to be issued in favour of "SVP Builders (India) Limited" payable at Ghaziabad, outstation cheques will not be accepted. Dishonor of cheque will be liable for the penal actions under Section 138 of the Negotiable Instrument Act, 1881.
10. The application form duly signed by Allottee would be by default treated as his/her consent for the modification or increase in FAR which may occur due to the decision taken by the developing Company or Competent Authority. This document will be considered as legal document till the Completion of the project.
11. Prices are subject to change without any prior intimation at the sole discretion of the Company.
12. The Hon'ble High Court of Uttar Pradesh and the District Court of Ghaziabad shall alone have the exclusive jurisdiction in all matters arising out of/touching and/or concerning this Agreement.



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