

PRICE LIST
Modern Heights, NH-91, Gautam Budh Nagar

Type	Apartment Type	Area (Sq. Ft.)	Building
I	2BKH	1040.825	Ground +2
Ia	2BKH	892.825	Ground +3
II	2 BHK	925	Stilt + 4 with Lift

S.No.	Floors			
1	Ground Floor			
1	1st Floor			
2	2nd Floor			
3	3rd Floor			
4	4th Floor			

OTHER CHARGES	
One Time Charges (OTC)	Rate
Covered Car Parking	Rs. 80000/- (Compulsory for type II)
Open Parking	Rs. 50000/- (Optional)
Power Back up 1KV (Mendatory)	Rs.15.000/- (Compulsory for type II)
IFMS	Rs. 20 Per Sq. Ft

S.No.	View PLC	Rate (Per Sq. Ft.)
1	Corner	35
2	Park	40
3	Park + Corner	45

DOWN PAYMENT PLAN			
S. No.	PARTICULARS	PERCENTAGE OF BSP	OC
1	At the time of Booking	10%	
2	After 45Days of Booking	85%	100%
3	At the time of Offer of Possessi	5%	

Subvention		
S. No.	Particulars	Rate
1	Booking Amount	
2	Within 30 Days of Booking	
3	Within 75 Days of Booking	
4	At the time of Possesion	

- 1 Cheue/Daft to be issued of Asian Aarvanss Developes. payable at Delhi / NCR.
- 2 This Price list is not a legal offering. The Company reserves the right to add/ delete any detail/specifications if so warranted by the circumstances.
- 3 The above area is Super Built-Up Area, which includes covered areas plus proportionate common spaces, lift facilities, mumties Etc.
- 4 All dimensions and measurements are approximate. Floor plans, specifications, drawings, representative photos, layouts and measurement calculations are preliminary and approximate in nature, contain general description only.
- 5 Registration, Stamp duty & Service tax charges shall be extra as applicable.
- 6 Prices are subject to change without any prior notice at sole direction of the company.
- 7 The Company and its agents do not endorse any kind of credit note.
- 8 * 1 Sq. Mtr. = 10.764 Sq. Ft.

*Note: Apartment will get bankable only after receiving 25% of BSP

Construction Linked Plan (Stilt +4)			
S. No.	PARTICULARS	PERCENTAGE OF BSP	OTHER CHARGES
1	At the time of Booking	10%	
2	After 30 Days	15%	
3	On Excavation	15%	
4	On Start of 1st Floor Slab	15%	25%
5	On Start of 2nd Floor Slab	5%	25%
6	On Start of 3rd Floor Slab	10%	25%
7	On Start of 4th Floor Slab	5%	25%
8	On Brick & Plaster work	10%	
9	On Start of Flooring & Finishing	10%	
10	At the time of Offer of Possession	5%	

Construction Linked Plan(Ground +3)			
S. No.	PARTICULARS	PERCENTAGE OF BSP	OTHER CHARGES
1	At the time of Booking	10%	
2	After 30 Days	15%	
3	On Excavation	15%	
4	On Start of 1st Floor Slab	15%	25%
5	On Start of 2nd Floor Slab	10%	25%
6	On Start of 3rd Floor Slab	10%	25%
7	On Brick & Plaster work	10%	25%
8	On Start of Flooring & Finishing	10%	
9	At the time of Offer of Possession	5%	

Construction Linked Plan (Ground + 2)			
S. No.	PARTICULARS	PERCENTAGE OF BSP	OTHER CHARGES
1	At the time of Booking	10%	
2	After 30 Days	15%	
3	On Excavation	15%	
4	On Start of 1st Floor Slab	15%	25%
5	On Start of 2nd Floor Slab	20%	25%
6	On Brick & Plaster work	10%	25%
7	On Start of Flooring & Finishing	10%	25%
8	At the time of Offer of Possession	5%	