

# The Sunflower Phase-1

(UPRERAPRJ448904/04/2024 www.up-rera.in)

## PRICE LIST

w.e.f. 17.04.2024

Basic Rate PER Sq. Ft. On Super Area	₹ 9,500/-		
Type	3BHK	3BHK FAMILY	3BHK FAMILY @ FIRST FLOOR
Super Area (In Sq. Ft.)	2975.00	3800.00	4000.00
Balcony Area (In Sq. Ft.)	440.36	553.27	838.52
Carpet Area (In Sq. ft.)	1684.24	2157.54	2157.54

OTHER CHARGES *	In ₹
TWO COVERED CAR PARKINGS (@ ₹2,50,000/-each slot)	5,00,000/- + GST
CLUB MEMBERSHIP (Waived off)	5,00,000/- + GST
POWER BACK-UP CHARGES (10 KVA)	2,50,000/- + GST
ANNUAL MAINTENANCE CHARGES (FOR 1ST YEAR)	1,08,000/- + GST (3BHK) & 1,38,000/- + GST (3BHK FAMILY)
IFMS (INTEREST FREE MAINTENANCE SECURITY)	2,16,000/- (3BHK) & 2,76,000/- (3BHK FAMILY)
LABOUR CESS	45,000/- (3BHK) & 58,000/- (3BHK FAMILY)
VRV / VRF AC (Waived off)	300/- PER SQ. FT

LOCATION CHARGES *	In ₹ per Sq. Ft.
CORNER VIEW PLC	150/-

FLOOR CHARGES*	In ₹ per Sq. Ft.
1 <sup>ST</sup> TO 7 <sup>TH</sup> FLOOR	400/-
8 <sup>TH</sup> TO 14 <sup>TH</sup> FLOOR	300/-
15 <sup>TH</sup> TO 20 <sup>TH</sup> FLOOR	200/-
21 <sup>ST</sup> TO 30 <sup>TH</sup> FLOOR	NIL

\* a. For comparison for Bank APF purpose the prices above are shown on Super Area basis.

b. But costing of the apartment will be done on the carpet area basis and proportionately area will be reduced & rate will be increased in ATS.

Disclaimer: 1 sq. Mtr. = 10.764 Sq. ft.

<b>PAYMENT PLAN- CONSTRUCTION LINKED PAYMENT PLAN</b>		
<b>S.NO</b>	<b>Payment Milestone</b>	<b>PAYMENT PERCENTAGE</b>
1	At the time of booking	10% of Cost of Apartment
2	Within 75 days of booking	30% of Cost of Apartment + Covered Parking Charges
3	On casting of Top Floor Roof slab of tower in which your apartment is located	40% of Cost of Apartment + Power Back-up Charges
4	On start of external paint of tower in which your apartment is located	15% of Cost of Apartment + Labour Cess
5	On offer of possession of your apartment	5% of Cost of Apartment + One year Advance Maintenance Charges + Prepaid Meter Charges + IFMS + Electricity Infrastructure Charges + Other applicable charges

**Notes:**

1. Payment to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of "AU Real Estate Services Private Limited" at New Delhi/Delhi/Ghaziabad.
2. Stamp Duty, Registration Charges and all other applicable government charges/taxes including Service Tax, VAT and/or GST are not included in cost of Apartment and shall be charged extra and are to be borne by the Allottee(s).
3. Booking is subject to detailed terms and conditions as given in the allotment agreement / Agreement for Sale.