



**SKA**  
**DESTINY**  
**CONE**

PRICE LIST



# PRICE LIST 11,250/-

ALPHA TOWER

EFFECTIVE DATE: 01 MARCH, 2026

RERA REGISTRATION NO.: UPRERAPRJ783951/04/2024

| APARTMENT TYPE              | 4 BHK + 5T + S. ROOM |
|-----------------------------|----------------------|
| Apartment Size (Sq. Ft.)    | 3,007                |
| Top Floor BSP (per Sq. Ft.) | 11,250               |
| Top Floor BSP (in INR)      | 3,38,28,750          |

| APARTMENT TYPE                                   | CHARGES                           |                  |
|--------------------------------------------------|-----------------------------------|------------------|
| PLC - Park Facing & Corner                       | 750/- (Unit no: 01, 04)           | INR              |
| PLC - Road Facing & Corner                       | 300/- (Unit no: 02, 03)           | INR              |
| PLC - Per Floor from Top Floor                   | 25                                | INR Per Sq. Ft.  |
| 1 Lower Basement Parking Charges (Not Available) | 4,00,000                          | INR              |
| 1 Upper Basement Parking Charges                 | 5,00,000                          | INR              |
| 1 Back to Back Parking (Lower Basement)          | 6,50,000                          | INR              |
| 1 Back to Back Parking (Upper Basement)          | 7,50,000                          | INR              |
| Power backup                                     | 7 KVA Mandatory Unit Size - 3007  | 25,000/- Per KVA |
| Electricity Infra development charges            | 10 KVA Mandatory Unit Size - 3007 | 10,000/- Per KVA |
| Lease Rent                                       | 150                               | INR Per Sq. Ft.  |
| Club Membership Charges                          | 2,50,000                          | INR              |
| Fire Fighting Charges                            | 25                                | INR per Sq. Ft.  |
| Electric Vehicle Charges (EV)                    | 7 KVA Mandatory                   | 10,000/- Per KVA |

| POSSESSIOON CHARGES               | CHARGES |                         |
|-----------------------------------|---------|-------------------------|
| IFMS                              | 42      | INR per sq. ft.         |
| Advance Maintenance for 24 months | 3.5     | INR per sq. ft. / month |

## PAYMENT PLAN

| S. NO. | CONSTRUCTION MILESTONE             | CHARGES |
|--------|------------------------------------|---------|
| 1      | At the time of Booking             | 10.00%  |
| 2      | Within 45 Days of booking          | 50.00%  |
| 3      | At the time of Offer of Possession | 40.00%  |

### NOTES:

- 1) GST @ 5% shall be payable additional as applicable.
- 2) The Above Price List excludes Stamp duty, Registration charges and any other taxes.
- 3) Cheque has to be drawn in favor of "PRASU DEVELOPERS LLP".
- 4) TDS 1% shall be applicable on Total Sale Price exceeding INR 50,00,000 as per Income Tax Act Section 194-IA.
- 5) Payment for IGL (Piped Natural Gas) will be payable directly to IGL.
- 6) IFMS & 24 month advance maintenance payable at possession.



# PRICE LIST 10,750/-

BETA / GAMMA TOWER

EFFECTIVE DATE: 01 MARCH, 2026

RERA REGISTRATION NO.: UPRERAPRJ783951/04/2024

| APARTMENT TYPE              | 3 BHK + 3T  | 3 BHK + 3T + STUDY | 3 BHK + SERVENT + 4T |
|-----------------------------|-------------|--------------------|----------------------|
| Apartment Size (Sq. Ft.)    | 1,603       | 1,757              | 2,107                |
| Top Floor BSP (per Sq. Ft.) | 10,750      | 10,750             | 10,750               |
| Top Floor BSP (in INR)      | 1,72,32,250 | 1,88,87,750        | 2,26,50,250          |

| APARTMENT TYPE                                   | CHARGES                                     |                           |
|--------------------------------------------------|---------------------------------------------|---------------------------|
| PLC - Park Facing & Corner                       | 750/- (Unit no: 06, 11, 15, 20)             | INR                       |
| PLC - Park Facing                                | 650/- Park Facing (Unit no: 05, 12, 14, 21) | INR                       |
| PLC - Road Facing & Corner                       | 300/- (Unit no: 07, 10)                     | INR                       |
| PLC - Road Facing                                | 200/- (Unit no: 17, 18)                     | INR                       |
| PLC - Corner Facing                              | 100/- (Unit no: 16, 19)                     | INR                       |
| No PLC                                           | N/A (Unit no: 08, 09)                       | INR                       |
| PLC - Per Floor from Top Floor                   | 25                                          | INR Per Sq. Ft.           |
| 1 Lower Basement Parking Charges (Not Available) | 4,00,000                                    | INR                       |
| 1 Upper Basement Parking Charges                 | 5,00,000                                    | INR                       |
| 1 Back to Back Parking (Lower Basement)          | 6,50,000                                    | INR                       |
| 1 Back to Back Parking (Upper Basement)          | 7,50,000                                    | INR                       |
| Power backup                                     | 5 KVA Mandatory Unit Size - 1603/1757       | 25,000/- Per KVA          |
| Electricity Infra development charges            | 7 KVA Mandatory Unit Size - 1603/1757       | 10,000/- Per KVA          |
| Power backup & EIDC Charges for the Unit Size    | 2107 - 7 KVA (PB) & 10 KVA (EIDC)           | 25,000   10,000/- Per KVA |
| Lease Rent                                       | 150                                         | INR Per Sq. Ft.           |
| Club Membership Charges                          | 2,50,000                                    | INR                       |
| Fire Fighting Charges                            | 25                                          | INR per Sq. Ft.           |
| Electric Vehicle Charges (EV)                    | 7 KVA Mandatory                             | 10,000/- Per KVA          |

| POSSESSIOON CHARGES               | CHARGES |                         |
|-----------------------------------|---------|-------------------------|
| IFMS                              | 42      | INR per sq. ft.         |
| Advance Maintenance for 24 months | 3.5     | INR per sq. ft. / month |

## PAYMENT PLAN

| S. NO. | CONSTRUCTION MILESTONE             | CHARGES |
|--------|------------------------------------|---------|
| 1      | At the time of Booking             | 10.00%  |
| 2      | Within 45 Days of booking          | 50.00%  |
| 5      | At the time of Offer of Possession | 40.00%  |

### NOTES:

- 1) GST @ 5% shall be payable additional as applicable.
- 2) The Above Price List excludes Stamp duty, Registration charges and any other taxes.
- 3) Cheque has to be drawn in favor of "PRASU DEVELOPERS LLP".
- 4) TDS 1% shall be applicable on Total Sale Price exceeding INR 50,00,000 as per Income Tax Act Section 194-IA.
- 5) Payment for IGL (Piped Natural Gas) will be payable directly to IGL.
- 6) IFMS & 24 month advance maintenance payable at possession.



## SKA DESTINY ONE

**SITE OFFICE:** Plot No. 12 B, Sector, Zeta I, Greater Noida, Uttar Pradesh 201310

---

### PRASU DEVELOPERS LLP

**REGISTERED OFFICE:** A- 134, 3rd Floor, The Corenthum Building, Sector- 62, Noida,  
Dist.- Gautam Buddha Nagar, Uttar Pradesh, 201309

☎ 78 52 86 26 26 | ✉ [crm@skadestinyone.com](mailto:crm@skadestinyone.com) | 🌐 [skaindia.co.in](http://skaindia.co.in)

GSTIN : 09ABDFP7950L1ZM | LLPIN : ACB-5446 | UPRERAPRJ783951/04/2024 | [www.up-rera.in](http://www.up-rera.in)