

PRICE LIST

BSP (Rate / Sq.ft.)	₹ 13,000
Independent Car Parking	₹ 5,00,000
Additional Car Parking (Optional)	₹ 4,00,000
Club Development Charges	₹ 2,50,000
IFMS Deposit	₹ 50,000
Lease Rent (Per Sq. ft.)	₹ 350
Power Backup Charges (Per KVA)	₹ 35,000
Preferred Location / Floor Charges (Per Sq.ft.)	
Park / Club Facing	₹ 600
Green Belt Facing / 130 Mtr Road	₹ 300
1 st Floor to 2 nd Floor	₹ 400
3 rd Floor to 5 th Floor	₹ 150
6 th Floor to 8 th Floor	₹ 175
9 th Floor to 18 th Floor	₹ 225
19 th Floor to 21 st Floor	₹ 175
22 nd Floor to 25 th Floor	₹ 100
Payment Plan	
Milestones	% of Sales Consideration
At the time of Booking	10%
Within 45 days of Booking	10%
Within 90 days of Booking	10%
On Completion of 3 rd Floor Slab or 18 Months, whichever is later	20%
On Completion of Top Floor Slab	20%
On Completion of Unit Flooring (Excluding Wooden Flooring)	20%
On Application of Occupancy Certificate	5%
On Offer of Possession	5%
Total	100%
Terms & Conditions	
1 - Stamp Duty, Registration Charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges, Lease Rent/ Land Premium charges, Land Under Construction Tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).	
2 - Taxes, brokerage and Government duties/levies/cesses are non-refundable.	
3 - The Applicant(s) has/have to deduct the applicable Tax Deducted at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.	
4 - The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.	
5 - The aforementioned payment milestones and events are in reference to the respective tower/building/floor/flat/unit. 1 square meter = 10.7639 square feet.	
6 - The cheque dishonour charges payable for dishonour of a particular instalment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.	
7 - Third party payments are not allowed.	
8 - Minimum Power Backup for 2 BHK - 10KVA, 3 BHK - 12KVA, 4BHK & Penthouse - 14KVA	
9 - Advance Maintenance Charges shall be payable on offer of possession @Rs 5.75 per Sqft/Month on Carpet Area. IFMS of Rs. 50000/- is payable on Offer of Possession.	
10 - The Allottee shall have full access to the club's facilities and amenities, subject to payment of applicable usage charges and adherence to the club's rules and regulations in effect at the time of usage.	
11 - The Allottee shall also be liable to bear and pay all present and future applicable utility charges such as electricity, water, IGL etc. and/or any increase thereto, either prospectively or retrospectively and/or by virtue of court order or applicable laws, which may be imposed by the Competent Authority, as and when demanded by the Developer.	
Account Name HDFC Bank Account Number IFSC Code Branch Address	ELDECO HOMES DEVELOPERS LTD COLL A/C FOR ELDECO 7 PEAKS RESIDENCES ESC 575 0000 1893 798 (HDFC BANK) HDFC0002830 Plot No 3, Eldeco Studio Apartment, Sector 93A, Noida