

MIGSUN ALPHA CENTRAL, RETAIL PRICE LIST			
W.E.F. 01-02-2026			
Floor Name		Pre-Launch Price (BSP Per Sq Ft.)	Launch Price (BSP Per Sq Ft)
Ground Floor		₹ 24,990/-	₹ 27,990/-
First Floor		₹ 10,990/-	₹ 13,990/-
Second Floor		₹ 8,990/-	₹ 11,990/-
PLC's			
Front Facing	₹ 2,500/- Per Sq Ft	Atrium Facing	₹ 1,500/- Per Sq Ft
Corner	₹ 1,500/- Per Sq Ft	Road Facing	₹ 1,500/- Per Sq Ft
Premium Unit (Ground Floor Unit No- 1 to 5, 11 to 22, 71 to 78)			₹ 5000/- Per Sq Ft
Other Charges		Possession Charges	
HVAC	₹ 1,500/- Per Sq Ft	Power Backup	₹ 40,000/- Per KVA
EDC	₹ 1,250/- Per Sq Ft	Electric Load Charges	₹ 25,000/- Per KVA
IDC	₹ 1,250/- Per Sq Ft	Lease Rent	₹ 1250/- Per Sq Ft
FFC	₹ 1,250/- Per Sq Ft		
Area		Power Backup	Electric Load
Upto 200 Sq Ft		2 KVA	3 KVA
201 Sq Ft to 400 Sq Ft		3 KVA	4 KVA
401 Sq Ft to 600 Sq Ft		4 KVA	5 KVA
601 Sq Ft to 800 Sq Ft		5 KVA	6 KVA
801 Sq Ft and Above		6 KVA	7 KVA
Special Payment Plan 40:30:30			
1	ON BOOKING	10% Of BSP + OTHER CHARGES	
2	WITHIN 45 DAYS OF BOOKING	30% Of BSP + OTHER CHARGES	
3	ON COMMENCEMENT OF SUPER STRUCTURE WORK	30% Of BSP + OTHER CHARGES	
4	ON OFFER OF POSSESSION / FITOUT	30% Of BSP + OTHER CHARGES + POSSESSION CHARGES	

DETAILS OF COLLECTION ACCOUNT OF MIGSUN ALPHA CENTRAL PROJECT	
ACCOUNT NAME	SIPL-COLLECTION AC FOR MIGSUN ALPHA CENTRAL PNO C2 CB ALPHA II GN, UP
BANK NAME	ICICI Bank
ACCOUNT NUMBER	777705696769
IFSC CODE	ICIC0000254
 RERA Registration No: UPRERAPRJ928123/05/2025 Launch/Project Registration Date: 10.05.2025, RERA Website: www.up-rera.in/projects	

MIGSUN ALPHA CENTRAL, RETAIL

W.E.F. 01-11-2025

Payment Plan -CLP

1	ON BOOKING	10% Of BSP + OTHER CHARGES
2	WITHIN 45 DAYS OF BOOKING	10% Of BSP + OTHER CHARGES
3	ON COMMENCEMENT OF EXCAVATION OR 90 DAYS FROM BOOKING WHICHEVER IS LATER	10% Of BSP + OTHER CHARGES
4	ON COMMENCEMENT OF PCC	5% Of BSP + OTHER CHARGES
5	ON COMMENCEMENT OF BASEMENT	5% Of BSP + OTHER CHARGES
6	ON COMMENCEMENT OF LOWER GROUND FLOOR	3% Of BSP + OTHER CHARGES
7	ON COMMENCEMENT OF GROUND FLOOR	3% Of BSP + OTHER CHARGES
8	ON COMMENCEMENT OF 1 FLOOR	3% Of BSP + OTHER CHARGES
9	ON COMMENCEMENT OF 2ND FLOOR	3% Of BSP + OTHER CHARGES
10	ON COMMENCEMENT OF 3RD FLOOR	3% Of BSP + OTHER CHARGES
11	ON COMMENCEMENT OF 4TH FLOOR	3% Of BSP + OTHER CHARGES
12	ON COMMENCEMENT OF 5TH FLOOR	3% Of BSP + OTHER CHARGES
13	ON COMMENCEMENT OF ELECTRICAL COMPONENT WORK	3% Of BSP + OTHER CHARGES
14	ON COMMENCEMENT OF SUPER STRUCTURE WORK	3% Of BSP + OTHER CHARGES
15	ON COMMENCEMENT OF PLASTER WORK	3% Of BSP + OTHER CHARGES
16	ON COMMENCEMENT OF FAÇADE	5% Of BSP + OTHER CHARGES
17	ON APPLICATION OF CC/OC	15% Of BSP + OTHER CHARGES
18	ON OFFER OF POSSESSION / FITOUT	10% Of BSP + OTHER CHARGESM + POSSESSION CHARGES

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Note: GST will be charged 12% extra on total cost

Company may, at its discretion, change pricing and discount terms without any prior notice.