

MIGSUN ALPHA CENTRAL, FOOD HALL PRICE LIST				
W.E.F. 01-11-2025				
Floor Name		Pre-Launch Price (BSP Per Sq Ft.)		Launch Price (BSP Per Sq Ft)
Lower Ground Floor(Food Hall)		₹ 14,199/-		₹ 17,199/-
PLC's				
Suoer Premium	₹ 3,500/- Per Sq Ft	Main Area		₹ 2,000/- Per Sq Ft
Corner	₹ 1,500/- Per Sq Ft	Side Area		₹ 1,500/- Per Sq Ft
Other Charges			Possession Charges	
HVAC	₹ 1,500/- Per Sq Ft		Power Backup	₹ 40,000/- Per KVA
EDC	₹ 1250/- Per Sq Ft		Electric Load Charges	₹ 25,000/- Per KVA
IDC	₹ 1250/- Per Sq Ft		Lease Rent	₹ 1250/- Per Sq Ft
FFC	₹ 1250/- 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				
1	ON BOOKING		10% Of BSP + PLC + OTHER CHARGES	
2	WITHIN 45 DAYS OF BOOKING		10% Of BSP + PLC + OTHER CHARGES	
3	PER MONTH PAYMENT FOR NEXT 36 MONTHS		1% Of BSP + PLC+ OTHER CHARGES (TOTAL 36% OF BSP + PLC + OTHER CHARGES)	
4	SUPER STRUCTURE		20% Of BSP + PLC + OTHER CHARGES	
5	ON OFFER OF POSSESSION		24% OF BSP + PLC + OTHER CHARGES + POSSESSION CHARGES	

MINIMUM LEASE GUARANTEE (POST POSSESSION)
₹ 70/- SQFT FOR 2 YEARS

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, FOOD HALL PRICE LIST		
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 COMMENCEMENT 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.