



LUXURY APARTMENTS  
SECTOR - 121 • NOIDA

## PAYMENT PLANS w.e.f : 1<sup>st</sup> November 2020

### Down Payment Plan

10% Booking Amount

85% Within 30 Days of Booking

5% On Offer of Possession

### Super Structure Plan (40:40:20)

Towers G

10% Booking Amount

30% Within 30 Days of Booking

40% within 6 months of Booking/On Offer of Possession\*  
(Whichever is earlier)

20% On Offer of Possession



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## COST CALCULATION SHEET w.e.f : 1<sup>st</sup> November 2020

Basic Rate @ ₹ 8000/- per sq. ft. on Super Area

Category	Carpet Area	Built up Area	Super Area	Basic Cost
3 BHK+2T (Type A)	1043	1338	1620	₹ 1,29,60,000/-
3 BHK+3T (Type B)	1182	1539	1827	₹ 1,46,16,000/-
3 BHK+U (Type C)	1338	1772	2070	₹ 1,65,60,000/-
4 BHK+U (Type D)	1577	2085	2448	₹ 1,95,84,000/-
3 BHK+2T (Type E)	844	1081	1350	₹ 1,08,00,000/-
4 BHK+5T+PUJA+U (Type G)	2005	2659	3195	₹ 2,55,60,000/-

### Additional Charges\*

Parking	₹ 5,00,000/-
One Time Lease Rent	₹ 95 / Sq. Ft.
Club Membership	₹ 1,50,000/-
Power Backup	₹ 20,000/KVA
IFMS	₹ 40 / Sq. Ft.

### Floor Charges\*

Ground Floor	₹ 150 / Sq. Ft.
1 <sup>st</sup> to 3 <sup>rd</sup> Floor	₹ 200 / Sq. Ft.
4 <sup>th</sup> to 6 <sup>th</sup> Floor	₹ 250 / Sq. Ft.
7 <sup>th</sup> to 9 <sup>th</sup> Floor	₹ 200 / Sq. Ft.
10 <sup>th</sup> to 12 <sup>th</sup> Floor	₹ 150 / Sq. Ft.
13 <sup>th</sup> to 15 <sup>th</sup> Floor	₹ 100 / Sq. Ft.
16 <sup>th</sup> to 18 <sup>th</sup> Floor	₹ 50 / Sq. Ft.

### Location Charges\*

Park Facing	₹ 150 / Sq. Ft.
Corner Facing	₹ 100 / Sq. Ft.
Park-Pool Facing	₹ 250 / Sq. Ft.

## Note

1. Cheque/Draft to be made in favor of M/s. IV County Pvt. Ltd. Payable at New Delhi.
2. Prices are subject to change without any prior notice at sole discretion of the company.
3. No cancellation no refund.
4. No escalation shall be charged for apartment sold.
5. The building plans and units sizes are tentative and the Builder may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the Builder, the Government/Noida Authority, any other Local Authority or Body having jurisdiction
6. The area mentioned is Super Area.  
**Super Area:** (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.  
**Built up Area :** Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.  
**Carpet Area:** Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.”
7. Booking is subject to detailed terms and conditions as given in agreement to sell/flat buyer's agreement
8. Registration, stamp duty charges, service tax, GST and any other taxes extra as per government norms.
9. Cost of Registering Agreement to sell/flat buyer's agreement as per RERA guidelines will be borne by the buyer.
10. The company and its agents do not endorse any kind of credit notes.
11. The amount paid by the intending allottee will be treated as application money and if for any reason, whatsoever, be it for a circumstance, within or beyond the control of the company/builder, the whole or part of the project is abandoned, the intending allottee shall have no claim of any kind against the builder, and the builder will be discharged of its obligations on the payment of the principal amount in full as received from the applicant, without any interest thereon.
12. This price list is for comparative purpose only. The flat shall be sold on lump sum price. This break-up is only for calculation/comparative purpose.
13. No plan change request will be entertained.
14. Company reserves the right to withdraw the payment plan at its sole discretion without any prior notice.
15. All parking will be allotted at the sole discretion of the company/developer. It can be mechanical or non-mechanical depending upon the technical feasibility of the project.
16. Interest penalty for delayed payment, Cancellation charges, restoration charges of cancelled flat will be charged as per detailed terms and conditions mentioned in the Individual agreement to sell/flat buyer's agreement.
17. Post dated cheques to be given at the time of booking / Execution of Super Structure Plan (40:40:20)
18. Apart from the above mentioned charges, charges for Electricity connection, Gas connection, water and sewerage connection, dual meter or any other services will be charged extra at the time of offer of possession.
19. The total cost of the unit will be calculated on Super Area on a bundle pricing method. However if need be as per RERA guidelines if calculation has to be done on Carpet Area, it can be done factoring the Total Cost as per Super Area.
20. Any amount paid in terms of taxes to the government or authority concerned shall not be refunded.
21. The above prices mentioned here are after consideration of any input credit received and/or to be received under GST or other taxation policies.



**ABA CORP.**  
—greenovations—

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Disclaimer : While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

RERA Reg. Numbers. Ph1 - UPRERAPRJ 5931 • Ph2 -UPRERAPRJ 2369 • Ph3 - UPRERAPRJ 2437

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## COST CALCULATION SHEET