

# PRICE LIST & PAYMENT PLAN EL SPAZIA

W.E.F 15<sup>th</sup> -July-2024

## PRICE LIST 4+1 BHK Duplex & Penthouse

<u>ACCOMMODATION</u>	<u>TOTAL AREA (sq. ft.)</u>	<u>BSP IN RS.</u>
4+1 BHK	3995 @ Rs. 7,650/-	RS. 3,05,61,750/-
4+1 BHK + Terrace	3995 + 1250 @ Rs. 7,650 + Rs. 3,825/-	RS. 3,53,43,000/-

## OPTIONAL CHARGES

Preferred Location Charges (PLC) (PARK FACING)	Rs. 3,00,000/-
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## ADDITIONAL SUPPLEMENTS CHARGES

Club Membership Charges (CMC)	RS. 60,000 + GST
Gen Set Power Backup Charges (PB) (6KVA)	RS. 90,000 + GST
Gas Pipeline Charges (LPG)	RS. 20,000 + GST
Interest Free Maintenance Charges (IFMS)	35/- Per Sq. Ft.
Advance CAM Charges (3 Years)	Rs. 3 per month/ per sq. ft.
GST/Taxes	As applicable

## PRICE INCLUSIVE OF

2 Reserved Car Parking (Covered)
Wardrobes in all 4 Rooms
Semi Modular Kitchen (without appliances)

## PAYMENT PLAN

<u>Sr. No.</u>	<u>Instalment Schedule of Booked Floor</u>	<u>Payment Percentage (%)</u>
1.	On Booking	10% of BSP
2.	Within 30 days	90% of BSP+ (PLC If Applicable) + IFMS + 3 Years Advanced CAM + Applicable Taxes

### NOTES:

- The Cost of per unit area mentioned here above is only by way of assistance to the customer in order to compare with the market rates of competing brands and has no bearing on the methodology of calculating the actual cost of the apartment itself. The Basic Sale Price of the apartment shall be for each unit. Apartment and area there in has no role to play in the cost of the same.
- The allottee is liable to deduct TDS @ 1% under Section 194-IA of the Income Tax Act, 1961 for the payments being made by him as the payment plan. The Allottee is bound to submit Form-16B as and when due and credit/receipt of such payment received by the promoter shall be given by submission of Form 16B. The promoter accepts no responsibility/liability in respect of such deduction/deposit/submission of FORM 26-QB and the allottee shall bear all the charges, interest, late fees in this regard if any charged by the Income Tax Department from time to time.
- These Instalments are not subsequent and shall become payable on demand, irrespective of the sequence in which they are listed above.
- Prices are subject to revision at the sole discretion of the company.
- GST as applicable shall be charged extra.
- Registration charges, stamp duty and other applicable statutory levies/taxes/charges etc. as per govt. norms shall be payable on actual by the intending allottee's at the time of offer of possession.
- All Cheque(s)/Pay order/ DD at par to be issued in favor of "ALLWIN INFRASTRUCTURE LIMITED", Payable at Panchkula (Haryana)