

PRICE LIST & PAYMENT PLAN EL SPAZIA

W.E.F 15th -July-2024

PRICE LIST 3BHK 1638 SQ. FT.

| <u>ACCOMMODATION</u> | <u>PRICE PER SQ. FT.</u> | <u>BSP IN RS.</u> |
|-----------------------------|---------------------------------|--------------------------|
| 3BHK | Rs. 7,750/- | Rs. 1,26,94,500/- |

OPTIONAL CHARGES

| | |
|--|-----------------|
| 1 st Floor 500 SQ. FT. AREA (EXTENDED TERRACE) (FPC) | Rs. 18,50,000/- |
| 2 nd & 3 rd Floor (FPC) | Rs. 3,00,000/- |
| 4 th Floor (FPC) | Rs. 2,00,000/- |
| Roof Right with Top Floor* (FPC) | Rs. 12,00,000/- |
| Preferred Location Charges (PLC) (CORNER) | Rs. 3,00,000/- |
| Preferred Location Charges (PLC) (PARK FACING) | NIL |

ADDITIONAL SUPPLEMENTS CHARGES

| | |
|--|------------------------------|
| Club Membership Charges (CMC) | RS. 60,000 + GST |
| Gen Set Power Backup Charges (PB) (3KVA) | RS. 45,000 + 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

| |
|---|
| One Reserved Car Parking (Covered) |
| Wardrobes in all 3 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 ADVANCE 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 favour of "ALLWIN INFRASTRUCTURE LIMITED", Payable at Panchkula (Haryana)

PRICE LIST & PAYMENT PLAN EL SPAZIA

No GST on B.S.P

W.E.F 15th -July-2024

PRICE LIST 3+1 BHK 2284 SQ.FT.

| <u>ACCOMMODATION</u> | <u>TOTAL AREA (sq. ft.)</u> | <u>BSP IN RS.</u> |
|----------------------|-----------------------------|-------------------|
| 3+1 BHK | RS. 7,650/- | Rs. 1,74,72,600/- |

OPTIONAL CHARGES

| | |
|---|-----------------|
| 1 st Floor 575 SQ. FT. AREA (EXTENDED TERRACE) (FPC) | Rs. 20,70,000/- |
| 2 nd & 3 rd Floor (FPC) | Rs. 3,00,000/- |
| 4 th Floor (FPC) | Rs. 2,00,000/- |
| Preferred Location Charges (PLC) (PARK FACING) | Rs. 3,00,000/- |
| Preferred Location Charges (PLC) (CORNER) | Rs. 3,00,000/- |

ADDITIONAL SUPPLEMENTS CHARGES

| | |
|--|------------------------------|
| Club Membership Charges (CMC) | RS. 60,000 + GST |
| Gen Set Power Backup Charges (PB) (4KVA) | RS. 60,000 + 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 |

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| |
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