

PHASE II

APARTMENT	PALM WOOD 2 BHK	SANDAL WOOD 3 BHK	PALM WOOD ROYALE 3 BHK	SANDAL WOOD ROYALE 3 BHK WITH STUDY
Carpet Area (Sq.Mtr Sq. Ft Sq.Yard)	62.49 672.64 74.74	91.73 987.38 109.71	77.6 835.29 92.81	90.81 977.48 108.61
Super Area (Sq.Mtr Sq. Ft Sq.Yard)	110.55 1190 132.22	127.27 1370 152.22	136.10 1465 162.78	151.89 1635 181.67
Price*	₹5887800	₹6719400	₹7158300	₹7943700

Additional Premium Charges

Floors Wise		
Ground Floor	:	Add 4.5% to price
First Floor	:	Add 3.5% to price
Second Floor	:	Add 3% to price
Third Floor	:	Add 2.5% to price
Fourth Floor	:	Add 1.75% to price
Fifth Floor	:	Add 1.25% to price
Location Wise		
Corner	:	Add 1.5% to Price
Park/Road/Pool & Club Facing	:	Add 1% to Price
Central Park Facing	:	Add 2.5% to Price
Extra Premium Charges for the Usage Right of Covered Parking	:	₹ 1.25 Lac

ADDITIONAL PARKING USAGE RIGHT	PALM WOOD 2 BHK	SANDAL WOOD 3 BHK	PALM WOOD ROYALE 3 BHK	SANDAL WOOD ROYALE 3 BHK WITH STUDY
COST	₹238000	₹274000	₹293000	₹327000

Payment Plan

Payment Scheme		Total Consideration
Land Cost	At the time of booking.	10%
	Within 45 days of booking	20%
Building Cost	4.75% of ten equal instalments from the start of construction till the completion of structure	47.5%
Utility Cost	4.5% of five equal instalments from the start of finishing work till offer of possession	22.5%

ONE TIME CHARGES PAYABLE AT THE TIME OF OFFER OF POSSESSION

CHARGES	PALM WOOD 2 BHK	SANDAL WOOD 3 BHK	PALM WOOD ROYALE 3 BHK	SANDAL WOOD ROYALE 3 BHK WITH STUDY
IFMS	₹29750	₹34250	₹36625	₹40875
Sinking fund	₹59500	₹68500	₹73250	₹81750



OFFICIAL USE ONLY
Customer Details



Name Address.....

Mobile no E-mail id

Interested in

Date

Terms & Conditions

1. AGC {Additional Govt Charges Including EDC (External Development Charges), EEC (External Electrification Charges), FFC (Fire Fighting Charges) & IDC (Internal Development Charges)} is payable as applicable & indicated by the company.
2. Advance Maintenance Charges ₹75/- per sq. ft. is applicable for first 30 months. Payment Cheques should be made in favour of Paramount Facilities and Services Private Limited.
3. Registration, Stamp Duty, GST, Statutory Taxes, Metro Cess, Elevated Road Cess, Labour Cess and other Governmental Levies/ Cess charges shall be payable extra by customer on offer of possession.
4. Single Electrical Meter Charges shall be charged extra at the time of offer of possession.
5. Loading of Extra Circulation Area Comprises of Individual Unit Circulation Area(IUCA), Tower Circulation Area(TCA) and Utility Circulation Area(UCA)*.
6. No Escalation charges for the apartment sold, subject to the fulfillment of the terms and conditions as agreed between FRIENDS LAND DEVELOPERS and Buyer.
7. In case of default from either side i.e if company makes a default in delivering the possession of the flat to allottee within the prescribed time period or vice- versa, if allottee makes a default in paying the dues/installments within the prescribed time period, then interest and penalty shall be levied as described in detail in the Flat Buyer's Agreement which shall be in accordance to the Uttar Pradesh Real Estate (Regulation and Development) Rules 2016.
8. The terms & conditions of sales mentioned herein are only tentative and are subject to the terms & conditions mentioned in the Flat Buyer's Agreement.
9. All Building Plans, Layouts, specification are subject to changes and modifications as decided by the Company /Architect or any other Competent Authority.
10. Cheques/Drafts to be issued in favour of "FRIENDS LAND DEVELOPERS ESCROW A/C" payable at Ghaziabad, outstation cheques will not be accepted. Dishonor of cheque will be liable for the penal actions under Section 138 of the Negotiable Instrument Act, 1881.
11. On cancellation of the Booking 15% of the Flat value shall be deducted and the rest amount, if any, shall be refunded without any interest to the allottee. Allottee shall raise no objection of any kind in this respect.
12. Prices are subject to change without any prior intimation at the sole discretion of the Company.
13. Governing Laws and Jurisdiction:- This price list shall be governed construed, interpreted and performed in accordance with Indian laws and any disputes herein shall be referred exclusively to the jurisdiction of the courts Ghaziabad. Any dispute, arising out of this price list, shall be adjudicated through Arbitration, which shall be presided by a sole Arbitrator. The said Sole Arbitrator shall be appointed by the FRIENDS LAND DEVELOPERS. The Arbitration shall take place in Ghaziabad only and all proceedings of Arbitration shall be recorded in the English Language.



Corporate office :SVP Builders India Ltd. 17, Kiran Enclave, Near Samrat Hotel, G.T. Road, Ghaziabad (U.P.)

Payment Plan

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Buyer's Signature

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Executive's Signature