

PRICING AND PAYMENT PLAN OF PURVANCHAL SKYLINE VISTA

SITE ADDRESS: COMMERCIAL PLOT NO. 01 A, SECTOR 94, NOIDA
RERA REGISTRATION NUMBER UPRERAPRJ770757/02/2024

RETAIL SHOPS		
Basic Sale Price (BSP) per sq. ft. (applicable on super area)	First Floor	35,000/-
	Second Floor	25,000/-

ULTRA LUXURY OFFICE SUITES		
Basic Sale Price (BSP) per sq. ft. (applicable on super area)	Ultra Luxury Office Suites	15,000/- Per Sq. Ft.

EXTRA CHARGES	
Lease Rent (applicable on super area)	1000/- Per Sq. Ft.
First Floor PLC (applicable on super area)	300/- Per Sq. Ft.
Second and all above Floor PLC (applicable on super area)	200/- Per Sq. Ft.
One Mechanical Stack Car Parking	3,00,000/-

PLAN - A (CONSTRUCTION LINKED PAYMENT PLAN)			
Booking Amount (10% of total cost of Unit)	At the time of booking (Partial Booking Amount "PBA")	5%	of total cost of Unit (B.S.P)
	Within 15 days of booking	5%	of total cost of Unit (B.S.P)
Within 60 days of booking	10%	of total cost of Unit (B.S.P)	
On start of excavation	10%	of total cost of Unit (B.S.P) + Lease Rent	
On casting of 3rd Basement roof slab	10%	of total cost of Unit (B.S.P) + Car Parking	
On casting of Ground Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 3rd Floor roof slab	5%	of total cost of Unit (B.S.P) + Floor PLC (As Applicable)	
On casting of 6th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 9th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 12th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 15th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 20th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 25th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of 30th Floor roof slab	5%	of total cost of Unit (B.S.P)	
On casting of top Floor roof slab	5%	of total cost of Unit (B.S.P)	
On start of External Finishing Work	5%	of total cost of Unit (B.S.P)	
On offer of Possession / Application of OC	5%	of total cost of Unit (B.S.P)	
Total		100%	

PLAN - B (50:25:20:5 SPECIAL PAYMENT PLAN)

Booking Amount (10% of total cost of Unit)	At the time of Booking (Partial Booking Amount "PBA")	5%	of total cost of Unit (B.S.P)
	Within 15 days of Booking	5%	of total cost of Unit (B.S.P)
Within 60 days from the Date of Booking		40%	of total cost of Unit (B.S.P) + Lease Rent + Car parking
On casting of 20th Floor roof slab		25%	of total cost of Unit (B.S.P) + Floor PLC (If / As Applicable)
On Application of Occupancy Certificate with Competent Authority		20%	of total cost of Unit (B.S.P)
On offer of Possession		5%	of total cost of Unit (B.S.P)
Total		100%	

TERMS & CONDITIONS

1. Registration fees, stamp duty fees, the Goods and Services Tax (GST), and any other government-mandated taxes will be paid in addition to the price agreed upon.
2. Interest-free maintenance security (IFMS) of Rs. 300 per sq. ft. of carpet area will be payable at the time of offer of possession, and the same will remain with the developer till the defect liability period.
3. The common area maintenance (CAM) charges during the first year of occupancy will be calculated based on the carpet area of the retail space, ultra-luxury office suites, and all other spaces at a rate of Rs 50 per square foot per month. An additional charge for the Goods and Services Tax (GST) will also be applicable. These CAM charges must be paid in advance for the first year at the time of the possession offer and will be subject to annual review thereafter.
4. The cost of an electric prepaid dual-source submeter is Rs. 11,000 and will be paid in addition to the price agreed upon.
5. Prices are subject to change at the developer's sole discretion without prior notice (prior to the confirmation of the booking), and the price in effect on the date of the booking and acknowledged by the developer shall be acceptable.
6. The developer shall determine the location and size of the shop's signage and shall limit it to a specific area only. "The allottee shall be obligated to strictly comply with these requirements, and any failure to adhere to the prescribed standards may result in the cancellation of the shop's allotment."
7. All the prices mentioned above, which are shown on the "super area" or "saleable area," are meant only for informational purposes, and the same will be converted on the basis of the "carpet area" at the time of filling out the application form, and the sale will be solely considered based on the carpet area.
8. The possession of the retail space, ultra-luxury office suites, and all other spaces will be offered to the allottee(s) on October 20, 2028.
9. Payment should be made in favour of "PPPL collection AC for Skyline Vista" by local cheque/D.D. payable at Noida.