

PRICE LIST w.e.f. 01st June 2016

TYPE OF APARTMENTS	TOWER	PARTICULARS	SUPER AREA (In sqft)
MIG I	D/E/F	2 BEDROOM + DRAWING + DINING + KITCHEN + 2 TOILETS	935
MIG II	D/E/F	2 BEDROOM + DRAWING + DINING + KITCHEN + 2 TOILETS + STUDY	1100
MIG III	I/J/K	2 BEDROOM + DRAWING + DINING + KITCHEN WITH STORE + 2 TOILETS + (STUDY + TOILET)	1205
HIG I	I/J/K	3 BEDROOM + DRAWING + DINING + KITCHEN + 2 TOILETS	1400
HIG IIA & IIB	G & H	3 BEDROOM + DRAWING + DINING + KITCHEN + 2 TOILETS + (STUDY + TOILET)	1640
HIG III	G/H	3 BEDROOM + DRAWING + DINING + KITCHEN + 3 TOILETS + DRESSING ROOM + (STUDY + TOILET) + STORE/POOJA ROOM	1790
HIG IV	C	3 BEDROOM + DRAWING + DINING + KITCHEN + 3 TOILETS + DRESSING ROOM	1650
HIG V	C	3 BEDROOM + DRAWING + DINING + KITCHEN + 3 TOILETS + DRESSING ROOM + (STUDY + TOILET)	1750

PLAN TYPE	DOWN PAYMENT	ECO PAYMENT
BSP* (IN Rs./sq.ft.)	3450	3600
**View PLC	Central Park	Front Road
In Rs./sq.ft.	60	50
		Corner

***IFMS Charges = Rs. 20 per sqft & Sinking Fund = Rs. 10 per sqft

FLOOR	1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th	10 th	11 th	12 th	13 th & Above
PLC (In Rs./ sqft)	120	110	100	90	80	70	60	50	40	30	20	10	FREE

ADDITIONAL CHARGES	AMOUNT
ONE TIME LEASE RENT	Rs. 75/sqft
EXTERNAL ELECTRIFICATION CHARGES	FREE
FIRE FIGHTING CHARGES	FREE
CLUB MEMBERSHIP	Rs. 50000/-
POWER BACK-UP INSTALLATION MANDATORY: 2BHK (2KVA), 3BHK (3KVA)	15000/KVA

- Covered Car parking (Single) *Basement* Rs. 3,00,000/-
- Double Covered Car parking (Single Bay) *Basement* Rs. 4,00,000/-
- Covered Car parking (Single) *Stilt Floor* Rs. 3,50,000/-
- Double Covered Car parking (Single Bay) *Stilt Floor* Rs. 4,75,000/-
- Electrical connection meter charges & IGL gas pipeline connection charges will be extra for individual flat.
- Maintenance Charges will be decided at the time of possession by the management.

Terms & Conditions

1. Cheque/Pay Order/ Demand Draft to be issued in favor of "M/s VALENCIA HOMES" payable at Noida/Delhi. (Outstation cheques shall not be accepted)
2. Registration/Stamp Duty and all applicable taxes if any will be charged extra and shall be payable at the time of possession.
3. Service Tax will be charged extra as applicable.
4. No escalation will be charged on the unit booked.
5. The Super area includes the Built up Area plus the proportionate share in the area under common corridors, passages, staircases, mummies, projections, water tanks, lift wells, etc.
6. Prices and Payment plans are subject to change without prior notice at sole discretion of the Company.
7. Plans, Layouts, specifications are subject to changes and modifications as decided by the Company, Architect or any other Competent Authority.
8. The terms and conditions stated here are only indicative and are subject to detailed terms and conditions in the Agreement to sell.
9. The above terms and conditions are final and will be abided by under all circumstances except unavoidable circumstances like natural calamities, amendments to be incorporated on behalf of the Government and related policies and authorities.

*Basic Selling Price

**Preferential Location Charges

***Interest Free Maintenance Security

Payment Plan

Down Payment Plan

At the time of booking request	10% of BSP
Within 45 days of booking request	80% BSP + 100% Car Parking + 100% PLC + 100% Lease Rent
At the time of offer of possession	10% of BSP + Club Membership + Power Back Up Installation Charges + IFMS + Sinking Fund + Any other Charges.

Eco Payment Plan

At the time of booking request	40% of Total Cost <i>(10% at the time of booking request + 30% within 15 days of booking request)</i>
At the time of offer of possession	60% of Total Cost + IFMS + Sinking Fund + Any other Charges.

* BSP stands for Basic selling price.

*Total Cost stands for BSP plus additional charges i.e. PLCs, Lease Rent, Car Parking, Club Membership & Power back-Up Installation.