

PRICE LIST
w.e.f. 10th July 2010

Type of Apartments Super Area	(In sq ft)
2Bedrooms + Drawing/Dining + Kitchen + 2 Toilets	895
2 Bedroom + Drawing/Dining + Kitchen + 2 Toilets + Study	1060
2 Bedroom + Drawing + Dining + Kitchen with Store + 2 Toilets + (Study + Toilet)	1165
3 Bedroom + Drawing + Dining + Kitchen + 2 Toilets	1350
3 Bedroom + Drawing + Dining + Kitchen + 2 Toilets + (Study + Toilet)	1570
3 Bedroom + Drawing + Dining + Kitchen + 3 Toilets + 1 Dressing Room + (Study + Toilet) +Store/Puja	1730

Plan Type	Cash Down	Flexi	CLP
*BSP(in Rs./sq.ft.)	1930	2050	2180
**PLC	Park/Pool	Front Road	Corner
(in Rs./sq.ft.)	60	50	50

***IFMS Charges = Rs. 20 per sq. ft.

PREFERENTIAL LOCATION CHARGES (PLC)

I. Floor wise:

S. No.	Floor	PLC (Rs. Per Sq. Ft.)
1	First	120
2	Second	110
3	Third	100
4	Fourth	90
5	Fifth	80
6	Sixth	70
7	Seventh	60
8	Eight	50
9	Ninth	40
10	Tenth	30
11	Eleventh	20
12	Twelfth	10

Terms & Conditions

- Cheque/Pay Order/Demand Draft to be issued in favor of "VALENCIA HOMES" payable at Noida/Delhi.
- Registration, Stamp Duty and all applicable taxes including service tax if any will be charged extra and shall be payable at the time of possession.
- PLC and IFMS charges will be charged extra.
- Open car parking can be upgraded to Covered parking on a payment of Rs. 100000/- and for double bay car parking Rs. 1,75000/-
- No escalation will be charged on the apartment booked.
- 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.
- Prices and payment plans are subject to change without prior notice at sole discretion of the company.
- Plans, layouts, specifications are subject to changes and modification as decided by the company Architect or any other competent authority.
- The terms and conditions stated here are only indicative and are subject to detailed terms and conditions in the Agreement to sell.
- Possession against registration will be given approximately by March 2013.
- 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.
- BSP includes One Time Lease Rent, EEC Charges, FFC charges, club membership, one open car parking and Power backup charges (2 KVA)
- For Additional Power Backup Rs. 15,000/- per KVA will be charge extra.

* Basic Selling Price

** Preferential location charges.

***Interest Free Maintenance Security

PAYMENT PLAN

w.e.f. 10th July 2010

Cash Down Plan

At the time of booking	10% of BSP
Within 45 days	85% BSP+ 50% PLC + 50% of Additional Charges (Lease Rent+FFC+EEC+IFMS+ Power Backup Inst+Club Membership)
At the time of Possession	5% of BSP + 50 % PLC + 50% of Additional Charges + Any other Charges

Flexi Plan

At the time of Booking	10% of BSP
Within 45 days	10% of BSP
Within 60 days	20% of BSP + 50 % of PLC
On foundation of Block	10% of BSP+ 50 % of PLC
On casting of 1st Floor	8% of BSP + 100% Lease Rent + 100% FFC + 50% Car Parking
On casting of 4th Floor	8% of BSP
On casting of 7th Floor	8% of BSP
On casting of 10th Floor	8% of BSP
On casting of 13th Floor	8% of BSP
On completion of Brick and Plaster work within the booked flat	5% of BSP
At the time of Possession	5% of BSP + 50% Car Parking + 100% of EEC + IFMS + Club Membership + Power Backup Inst + Any other Charges

Construction Linked Plan

At the time of Booking	10% of BSP
Within 45 days	10% of BSP
On foundation of Block	10% of BSP+ 50 % of PLC
On casting of 2nd Floor	10% of BSP + 50 % of PLC
On casting of 5th Floor	7.5% of BSP+ 100% Lease Rent + 100% FFC + 50% Car Parking
On casting of 8th Floor	7.5% of BSP
On casting of 10th Floor	7.5% of BSP
On casting of 12th Floor	7.5% of BSP
On casting of 14th Floor	7.5% of BSP
On completion of Brick and Plaster work within the booked flat	7.5% of BSP
On Completion of Flooring and tiles within the booked flat	7.5% of BSP
At the time of Possession	7.5% of BSP + 50% Car Parking + 100% of EEC + IFMS + Club Membership + Power Backup Inst + Any other Charges