

VILAASA UPRERAPRJ16612

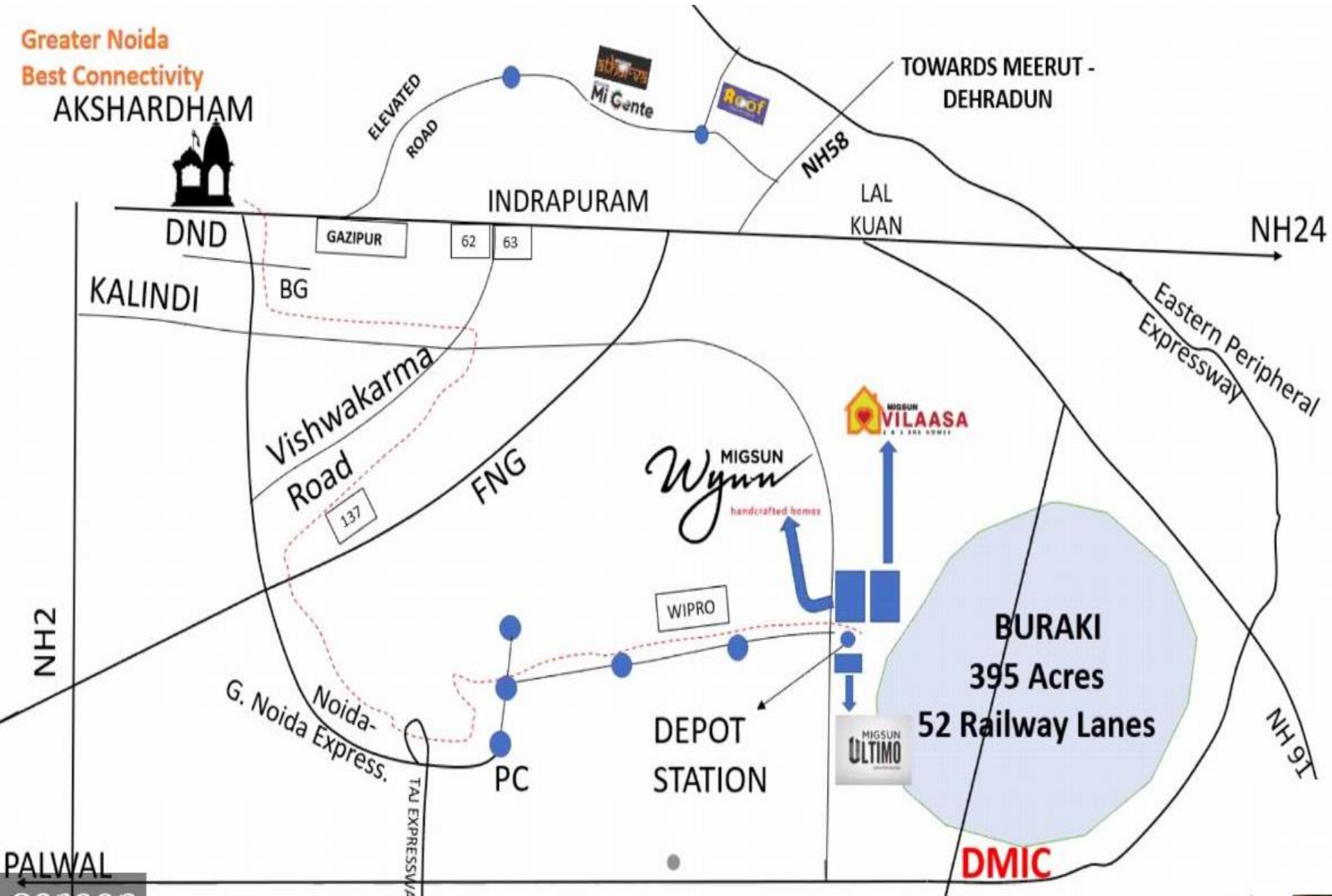


Why Greater Noida



- Greater Noida will continue to Drive the Real Estate Growth because of its planned infrastructure like:
- Greater Noida is most planned city in NCR.
- Metro Connectivity
- Up coming Jewar Airport
- Up coming Boraki Railway Station (52 track)
- Expo Mart
- Educational Hub
- Companies like: Vivo, OPP, Honda, Wipro, LG, Samsung, Asian Pant.....
- Industries

LOCATION



WHY YOU SHOULD BUY MIGSUN

- ❖ **TOPMOST LOCATION OF NCR**
- ❖ **EXCELLENT CONNECTIVITY TO NOIDA , GHAZIABAD AND DELHI THROUGH 130/120 METER WIDE ROADS**
- ❖ **METRO STATION AT 800 METER DISTANCE**
- ❖ **ALL TOPMOST SCHOOLS , COLLEGES , HOSPITALS AND MALLS NEARBY**
- ❖ **INDIA'S MOST AMBITIOUS DEVELOPMENT PLAN DMIC COMING NEARBY**
- ❖ **MAXIMUM EMPLOYMENT OPPORTUNITIES COMING IN FUTURE**
- ❖ **RECREATIONAL PLACES NEARBY**
- ❖ **DEVELOPER WITH STRONG BACKGROUND OF DELIVERING PROJECTS**
- ❖ **STRONG CREDIBILITY WITH FINANCIAL INSTITUTIONS**
- ❖ **AMONG VERY FEW DEVELOPERS OFFERING 20:80 PLANS**
- ❖ **EXCELLENT CONSTRUCTION QUALITY**
- ❖ **PROPERTY FACING 130 METER WIDE ROAD**
- ❖ **MOST AFFORDABLE PRICES STARING 2795/SQ FT THAT TOO WITH 80% ON OFFER OF POSSESSION.**

Wynne, Ultimo & Vilaasa Projects Layout



Projects Layout



Project Highlights

Site Location	Sector-Eta-2 Greater Noida
Project Land size	5.5 Acers
No. of Towers	6 Towers
Tower Heights	Sun 1,2,3 & 4 26 Floors and Sun 4 & 5 24 Floor
No. of Flat in projects	1 200 Flats
Type	2BHK, 3BHk ,4BHK & Duplex
Green Area	2 Acers (Central Garden)
Club sizes	1 2,500 Sq. Ft.(Multiple Floors)
Other Amenities	Swimming pool, Badminton Cori door, Table tennis, kids play zone area, Walking track
Distance From Metro	800 meters
Launching Date	June 2018
Possession Date	June 2023

Vilaasa Actual Site









Vilaasa Sizes

- 660 sq ft 2BHK
- 860 sq ft 2BHK
- 1075 sq ft 3BHK
- 1375 sq ft 4BHK
- 1925sq ft 4BHK
- 2740 sq ft 4 BHK
- 3520 sq ft 4 Duplex



**Possession
in
June 2023**



2BHK+ 2TOILET
SUPER AREA - 860 SQ.FT.



3BHK+ 2TOILET
SUPER AREA - 1075 SQ.FT.



3BHK+ 2TOILET + STUDY
SUPER AREA - 1375 SQ.FT.



**4BED+ 4TOL+ PUJA/STORE
SUPER AREA 1925 SQ.FT.**



4BHK+ 4TOL.+ST. ROOM WITH TOILET + STORE + P.ROOM
SUPER AREA - 2740 SQ.FT.



LOWER FLOOR PLAN
4BHK+ 4TOI.+SERVANT ROOM (DUPLEX)
SUPER AREA - 3520 SQ.FT.



UPPER FLOOR PLAN
 4BHK+ 4TOI.+SERVANT ROOM (DUPLEX)
 SUPER AREA - 3520 SQ.FT.

MIGSUN VILAASA

PRICE LIST W.E.F. 21/10/2021

FLOOR	1 st TO 5 th FLOOR	6 th TO 12 th FLOOR	12 A FLOOR	14 th TO 19 th FLOOR	20 th TO 26 th FLOOR	27 th FLOOR
BASIC SALE PRICE (IN PER SQ. FT.)	3095	3045	2995	2945	2895	2795

OTHER CHARGES

ADDITIONAL CHARGES		POSSESSION CHARGES	
CLUB MEMBERSHIP	Rs. 100 PSF	ONE TIME LEASE RENT/ DEVELOPMENT CHARGES	Rs. 150 PSF
PARK, ROAD, CORNER PLC	Rs. 100 PSF EACH	IFMS	Rs. 30 PSF
COVERED CAR PARKING	Rs. 3 LAKH	POWER BACK UP	Rs. 37,500 PER KVA
		ELECTRIC METER CHARGES	Rs. 20,000 PER KW
EEC & FFC	Rs. 50 PSF	2 BHK: 2 KVA POWER BACKUP & 5 KW ELECTRIC METER 3 BHK: 3 KVA POWER BACKUP & 5 KW ELECTRIC METER 4 BHK: 5 KVA POWER BACKUP & 6 KW ELECTRIC METER	

VILAASA Plan 20:80 for fresh BOOKING

Payment Schedule	Client Contribution	(BY Bank)	Total
On Application of Booking	10%		10%
Within 30 Days		10%	10%
At the time of possession	10%	70%	80%
Total	20%	80%	100%

Vilaasa Offer Fresh Booking

- ❑ **Top Floor BSP is Rs.2795/- per sq.ft**
- ❑ **10% On Form Discount Upfront on BSP** (*Price Consider Top Floor is Rs.2795/- per sq.ft*)
- ❑ **Rs. 250/- per sq.ft extra special off on sizes 1925 sq.ft and above.**
- ❑ **1 Ghar 151 uphaar offer**

Illustration of 4 BHK 1925 Sq.ft

Migsu Vilaasa			
Size		1925	
Floor		12Ath	
A	BSP	2995	
	Special Discount BSP	250	
	10% on Discount BSP	247.5	
A	BSP After Discount	2470.5	4755713
	Car parking		300000
	Club Charges	125	240625
	PLC	100	192500
	EEC & FFC	50	96250
	IFMS	30	57750
	Lease Rent	150	288750
	Power backup	37500	187500
	Electric Meter	20000	120000
	Interior Option	200	385000
B	Other Charges		1568375
	Total (A+B)		6324088
C	GST Charges		316204.4
	Total with GST(A+B+C)		6640292

**All inclusive price 3285/-
Without GST**

All inclusive price 3449/- With GST

- 151 Gift Item

Form filling Format

Price List Component

- A. BSP + GST Charges
- B. Addition charges + GST Charges
- C. Possession Charges + GST Charges

Form Component

- $BSP = A + B + C$
- All other Component will be fill FOC in Application form

PROJECTS RTGS DETAILS

For Vilaasa:

**Account Name : YAMUNA BUILTECH
PRIVATE LIMITED**

Account No. : 251204888650

Bank Name : IndusInd Bank Ltd

**Branch Name : BARAKHAMBA
ROAD, NEW DELHI**

IFSC Code : INDB00000005