

View / Facing	Green Facing			External Facing	
Type	A 1	A 2	B	A 1	B
Accommodation	2 BHK + 2 T		3 BHK + 2 T	2 BHK + 2 T	3 BHK + 2 T
Total Area (Incl. of common area) (in Sqft)	1137	1155	1404	1137	1404
Rera Carpet Area (In Sqft)	668	676	828	668	828
Balcony Area (In Sqft)	139	140	166	139	166
BSP (Rate / Sqft)12th floor to 22nd floor	₹ 7,500	₹ 7,500	₹ 7,500	₹ 7,200	₹ 7,200

BSP (In Rs.) 12th floor to 22nd floor	₹ 85,27,500	₹ 86,62,500	₹ 1,05,30,000	₹ 81,86,400	₹ 1,01,08,800
Independent Car Parking (Covered / Open / Stilt)	₹ 2,50,000	₹ 2,50,000	₹ 2,50,000	₹ 2,50,000	₹ 2,50,000
Club development Charges	₹ 1,00,000	₹ 1,00,000	₹ 1,00,000	₹ 1,00,000	₹ 1,00,000
IFMS Deposit	₹ 25,000	₹ 25,000	₹ 30,000	₹ 25,000	₹ 30,000
External Electrification Charges	₹ 55,000	₹ 55,000	₹ 65,000	₹ 55,000	₹ 65,000
Fire Fighting Charges	₹ 55,000	₹ 55,000	₹ 65,000	₹ 55,000	₹ 65,000
Power Backup Charges	₹ 40,000	₹ 40,000	₹ 60,000	₹ 40,000	₹ 60,000
Total Cost (In Rs.)	₹ 90,52,500	₹ 91,87,500	₹ 1,11,00,000	₹ 87,11,400	₹ 1,06,78,800

Preferential Location / Floor Premium Charges (Psft)	
Corner Unit	₹ 200
Ground Floor to 2nd Floor	₹ 250
3rd Floor to 5th Floor	₹ 200
6th Floor to 8th Floor	₹ 150
9th Floor to 11th Floor	₹ 100

Construction Linked Plan (Towers - Life 1 & Life 2, Verve 1 to Verve 4)		CLP (Towers - Life 3, 4 & Verve 5 & 6)	
Milestones	Percentage	Milestones	Percentage
At the time of Booking	10%	At the time of Booking	10%
Within 30 days of Booking	10%	Within 30 days of Booking	10%
Within 60 days of Booking	10%	Within 90 days of Booking	10%
Within 90 days Or Completion of 9th floor slab , Whichever is Later	15%	On Completion of 1st floor slab	7.5%
Within 6 months Or Completion of 15th floor slab , Whichever is Later	15%	On Completion of 6th floor slab	7.5%
Within 9 months Or Completion of 22nd floor slab , Whichever is Later	5%	On Completion of 12th floor Slab	7.5%
On Completion of Brickwork	5%	On Completion of 18th floor Slab	7.5%
On Completion of Internal electrical conduit work & Plumbing	5%	On Completion of 22nd floor Slab	7.5%
On Completion of Internal plaster	5%	On Completion of Brickwork	7.5%
On Completion of Flooring	5%	On Completion of Internal plaster	5%
On Completion of External plaster	5%	On Completion of Flooring	5%
On Completion of External Paint	5%	On Completion of External plaster	5%
On offer of Possession	5%	On Completion of External Paint	5%
		On offer of Possession	5%
Total	100%	Total	100%

Note :

A) Company will pay the Lease Rent to NOIDA @2.5% per annum of the land premium of the property on annual basis or one time lease rent as per prevailing NOIDA authority norms. The company shall proportionately recover the lease rent from the applicant on the basis of actual payment made by the company to NOIDA at the time of offer of possession. Charges of one time lease rent may vary between Rs. 250/- Psft to Rs. 300/- Psft.

B) 12 Months advance maintenance charges @ Rs. 4.75 per Sq Ft / Per month of carpet area is payable at possession. Connection Charges as IGL / LPG / Dual Meter to be paid at the time of offer of possession. Power Backup : 2 KVA for 2 BHK apartments , and 3 KVA for 3 BHK apartments.

C) GST , Stamp Duty , Registration fees and legal charges and any other govt. charges due is payable extra as per govt. norms

D) Prices can be revised at the sole discretion of the Company & without notice. Any additional facility that may be provided shall be charged extra , please read the detailed terms and conditions in the application form.

E) TDS 1% Shall be applicable on total sale price exceeding Rs. 50 Lacs as per government norms.

F) Power Backup : 2 KVA for 2 BHK apartments , and 3 KVA for 3 BHK apartments.

G) Cheques / DD to be made in favour of " Wondrous Buildmart Private Limited".