



w.e.f: 01st August 2022

# PRICE LIST

## Basic Rate @ ₹ 5490/- Sq. Ft. on Super Area

Category	3BHK + 2T	
Carpet Area	644.4 Sq. Ft.	59.87 Sq. Mtr.
Built-Up Area	870 Sq. Ft.	80.78 Sq. Mtr.
Super Area	1152 Sq. Ft.	107 Sq. Mtr.
Basic Cost	₹ 63,24,480/-	

## ADDITIONAL CHARGES\*

Club Membership	₹ 1,00,000/-
Parking	₹ 4,00,000/-
One Time Lease Rent	₹ 85/sq.ft.
Power Back up (1 KVA Inclusive)	₹ 25,000/KVA
IFMS (Payable on Possession)	₹ 30/sq.ft.

## LOCATION CHARGES\*

Park Facing	₹ 150/sq.ft.
Corner	₹ 100/sq.ft.
Green Belt Facing (Tower B & C)	₹ 50/sq.ft.

## FLOOR CHARGES\*

Ground to 3 <sup>rd</sup>	₹ 125/sq.ft.
4 <sup>th</sup> to 6 <sup>th</sup>	₹ 175/sq.ft.
7 <sup>th</sup> to 9 <sup>th</sup>	₹ 150/sq.ft.
10 <sup>th</sup> to 12 <sup>th</sup>	₹ 100/sq.ft.
13 <sup>th</sup> to 15 <sup>th</sup>	₹ 50/sq.ft.
16 <sup>th</sup> & Above	No Floor Charges

\* For Calculation purpose the above rates will be charged on Super Area. It can be then converted back to carpet area for final costing.

**COUNTY**  
GROUP

IT'S ALL ABOUT U

**SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.**

**Sales Office:** GH-3C, Sector-10, Greater Noida, Dist-Gautam Budh Nagar, U.P.

**Corp. Office:** A-39, First Floor, Sector-63, Noida

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Disclaimer : While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.



# PAYMENT PLAN

## 40 : 60 PLAN

On Booking	10%
Within 30 Days of Booking	30%
On Offer of Possession* (with 100% IFMS)	60%

## CONSTRUCTION LINKED PLAN (CLP)

On Booking	10%
Within 30 Days of Booking	10%
On Excavation	5%
On Laying of Raft	5%
On Casting of Basement Slab	5%
On Casting of Ground Floor	5%
On Casting of 3rd Floor Slab	5%
On Casting of 6th Floor Slab	5%
On Casting of 9th Floor Slab	5%
On Casting of 12th Floor Slab	5%
On Casting of 15th Floor Slab	5%
On Casting of 18th Floor Slab	5%
On Casting of 21st Floor Slab	5%
On Casting of Top Floor Slab	5%
On Completion of External Plaster/Primer	10%
On Offer of Possession* (with 100% IFMS)	10%

## NOTE

- Cheque/Draft to be made in favor of M/s. Shirja Real Estate Solutions Pvt. Ltd.
- Prices are subject to change without any prior notice at sole discretion of the company.
- Cancellations, interest and refund as per terms and conditions set out in application form and agreement for sale/sub-lease.
- No discount shall be charged for apartment sold.
- The building plans and units sizes are tentative and the Builder may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the Builder, the Government/Noida Authority, any other Local Authority or Body having jurisdiction
- The area mentioned is Super Area.  
Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.  
Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(PLine) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.  
Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.\*
- Booking is subject to detailed terms and conditions as given in Application Form and Agreement to sell/Sub Lease or flat buyer's Agreement.
- Registration, stamp duty charges, service tax, GST and any other taxes extra as per government norms.
- Cost of Registering Application Form and Agreement to sell/Sub Lease or flat buyer's Agreement as per RERA guidelines will be borne by the buyer.
- The company and its agents do not endorse any kind of credit notes.
- The amount paid by the intending allottee will be treated as application money and if for any reason, whatsoever, be it for a circumstance, within or beyond the control of the company/builder, the whole or part of the project is abandoned, the intending allottee shall have no claim of any kind against the builder, and the builder will be discharged of its obligations on the payment of the principal amount in full as received from the applicant, without any interest thereon.
- This price list is for comparative purpose only. The flat shall be sold on lump sum price. This break-up is only for calculation/comparative purpose.
- No plan change request will be entertained.
- Company reserves the right to withdraw the payment plan at its sole discretion without any prior notice.
- All parking will be allotted at the sole discretion of the company/developer. It can be mechanical or non-mechanical depending upon the technical feasibility of the project.
- Interest penalty for delayed payment will be charged at interest rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India as applicable on the date of Registration of the project with UPREDA Authority plus 1% pa shall be charged. Cancellation charges, restoration charges of cancelled flat will be charged as per detailed terms and conditions of Application Form and Agreement to sell/Sub Lease or flat buyer's Agreement.
- Post dated cheques to be given at the time of booking / Execution of Super Structure Plan (30:30:40)
- Apart from the above mentioned charges, charges for Electricity connection, Gas connection, water and sewerage connection, dual meter or any other services will be charged extra at the time of offer of possession.
- The total cost of the unit will be calculated on Super Area on a bundle pricing method. However if need be as per RERA guidelines if calculation has to be done on Carpet Area, it can be done factoring the Total Cost as per Super Area.
- Any amount paid in terms of taxes to the government or authority concerned shall not be refunded.
- The above prices mentioned here are after consideration of any input credit received and/or to be received under GST or other taxation policies.
- All the installments due before Offer of Possession has to be paid along with Offer of Possession demand if Offer of Possession demand is raised before the due timeline of other installments if any installment is time linked