

Site Address : Sector - 6, Wave City, National Highway-24, Ghaziabad, U.P.

BSP	Construction Link Plan in ₹ Per Sq. Ft			Flexi Plan in ₹ Per Sq. Ft		
	2495			2195		
Apartment	2 BHK	2BHK+Study	2 BHK	3 BHK+2T	3 BHK	3 BHK+Servant
Super Area (Sq.Ft.)	1020	1123	1184	1365	1550	1644

PLC for Floors		Plc Facing (Preferential Location Charges)	
Ground Floor	: ₹ 125/- per sq.ft.	PLC – Park Facing	: ₹ 65/- per sq.ft.
First & Second Floor	: ₹ 100/- per sq.ft.	PLC –57m Road facing	: ₹ 50/- per sq.ft.
Third to Sixth Floor	: ₹ 50/- per sq.ft.	Parking Charges	
Seven & Eighth Floor	: NA	(One Parking is mandatory)	
Ninth & Tenth Floor	: ₹ 25/- per sq.ft.	Covered	: ₹ 2,00,000/- each
Eleventh to Thirteen Floor	: ₹ 50/- per sq.ft.	Open	: ₹ 1,50,000/- each

OTHER CHARGES

EDC & IDC	EEC & FFC	IFMS	Power Backup	Club Membership
₹ 185/-per sq.ft.	₹ 50/- per sq. ft.	₹ 40/- per sq.ft.	2 BHK - 2KVA ₹ 40,000/- 3 BHK - 3KVA ₹ 60,000/-	₹ 1,25,000/-

Option: ₹ 200/- per sq.ft Extra for Air Conditioners in all rooms, Wardrobes in bedrooms and Modular Kitchen Cabinets.

Payment Schedule (CLP)	(Amount in %)	Payment Schedule (Flexi)	(Amount in %)
Booking Amount	10%	Booking Amount	10%
Within 45 days	10%	Within 45 days	30%
On Start of Excavation	10%	On casting of basement roof	10% + 25% of other charges
On Start of Foundation	7.5%+Parking Charges	On casting of 4th floor	10%
On Casting of Basement Roof	7.5%	On casting of 10th floor	10% + 25% of other charges
On Casting of 1st floor	7.5% + club membership	On casting of 14th floor	10%
On Casting of 4th floor	7.5%	On start of brick work	7.5% + 25% of other charges
On Casting of 7th floor	7.5% + IDC & EDC	On start of flooring & tiles work	7.5%
On Casting of 10th floor	7.5%	On possession	5% + 25% of other charges + IFMS
On Casting of 13th floor	5% + EEC & FFC		
On Start of Brick	5% + Power Backup		
On Start of Plumbing Work	5%		
On Start of Flooring and Tiles Work	5%		
On Possession	5% + IFMS + PLC		

- : Terms & Conditions :-

- All other charges for Mantra Meadows like EDC (External Development Charges) & IDC (Internal Development Charges) @ ₹ 185/- per sq. ft. and EEC (External Electrification Charges) & FFC (Fire Fighting Charges) @ ₹ 50/- per sq. ft. as applicable.
- Power Back-up Installation Charges @ ₹ 20,000/- per KVA payable as applicable, minimum 2 KVA is mandatory for 2BHK & minimum 3KVA for 3BHK.
- One time IFMS as applicable intimated by the company shall be payable at the time of possession.
- Registration, Stamp Duty, Service Tax, Statutory taxes and other Government Levies / Concern Authorities charges shall be payable extra by customer on offer of possession.
- If the Company fails to offer possession of the flat within the stipulated period, subject to reasonable delay of 180 days then the Company may pay to Allottee compensation up to a maximum of ₹ 5/- per sq. ft. of the area of the flat per month. Further if Allottee(s) fails to take possession of apartment within "Fit Out Period" the penalty shall be charged @ ₹ 100/- per day for delayed first month and @ ₹ 200/- per day for delayed second month from the date of expiry of " Fit out Period" thereafter the booking/allotment of apartment shall be treated as cancelled without any further notice, and the amount received shall be refunded without any interest, after forfeiting amount equivalent to the 5% of the cost of apartment as per company's terms and conditions.
- The area includes the covered area and proportionate area under Common Corridors, Passage, Staircase, Amenities, Projections, Lift Rooms, etc.
- Timely Payment of Installments and other charges is essence of the Agreement. In the event of delay by the Allottee in the payment of Basic Sale Price and other charges as mentioned in the Payment Plan by the due date, the Allottee shall be liable to pay interest on the delayed amount @ 18% per annum.
- Cheque's/Drafts to be issued in favor of "Mantra Build Home Pvt. Ltd." payable at Gurgaon.
- On cancellation of the Booking, 5% of the Flat Value shall be deducted and Allottee shall raise no objection of any kind in the respect.
- Prices are subject to change without any prior intimation at the sole discretion of the Company.
- The terms & conditions of sale mentioned herein are only tentative and are subject to the terms & conditions mentioned in the Flat Buyer Agreement.
- The Hon'ble High court of Uttar Pradesh and the District Court of Ghaziabad shall alone have the exclusive jurisdiction in all matters arising out of/ touching and/ or concerning this agreement.