

## PRICE LIST

	2 BHK + 2T	3 BHK + 2T	3 BHK + 2T
<b>TYPE</b>	<b>Type A1 Tower 2</b>	<b>Type B1-06 Tower 2</b>	<b>Type B1 Tower 2</b>
<b>SUPER BUILT UP AREA</b>	<b>1075 SQ.FT.</b>	<b>1345 SQ.FT.</b>	<b>1400 SQ.FT.</b>
<b>BUILT UP AREA</b>	<b>775.02 SQ.FT.</b>	<b>996.29 SQ.FT.</b>	<b>1009.85 SQ.FT.</b>
<b>CARPET AREA (RERA)</b>	<b>573.04 SQ.FT.</b>	<b>688.16 SQ.FT.</b>	<b>688.09 SQ.FT.</b>
<b>BSP (TOP FLOOR)</b>	<b>85.77 LAKH</b>	<b>1.11 CR (6TH FLOOR)</b>	<b>1.11 CR</b>

1sq.mtr. = 10.764 sq.ft.

## OTHER CHARGES

DESCRIPTION	PRICE
<b>Covered Car Parking</b>	<b>5,00,000/-</b>
<b>Club Membership</b>	<b>3,00,000/-</b>
<b>Park/Club Facing/Road Facing</b>	<b>125/- Per Sq.Ft.</b>
<b>Corner PLC</b>	<b>100/-Per Sq.Ft.</b>
<b>Power Backup (1 KVA)</b>	<b>25,000/-</b>
<b>Electrification Charges (1 KVA)</b>	<b>25,000/-</b>

## SPECIAL 50:50 PAYMENT PLAN

PARTICULARS	INSTALLMENTS
<b>AT THE TIME OF BOOKING</b>	<b>10% OF BSP</b>
<b>WITHIN 30 DAYS OF BOOKING</b>	<b>40% OF BSP</b>
<b>ON OFFER OF POSSESSION</b>	<b>50% OF BSP + ALL OTHER CHARGES</b>

\*Super Built up area is only indicative of the flat, given for comparison. So that Customer Can Understand The Super Area Offered In General Practice In Normal Projects. The Price Offering Is Not On Super Built Up Area.

## FLOOR-WISE PRICE CHART

	2 BHK + 2T	3 BHK + 2T	3BHK + 2T
Floor	Type A1 Tower 2	Type B1-06 Tower 2	Type B1 Tower 2
25	₹85,77,425	-	₹1,11,70,600
24	₹85,77,425	-	₹1,11,70,600
23	₹85,77,425	-	₹1,11,70,600
22	₹85,77,425	-	₹1,11,70,600
21	₹85,77,425	-	₹1,11,70,600
20	₹86,84,925	-	₹1,13,10,600
19	₹86,84,925	-	₹1,13,10,600
18	₹86,84,925	-	₹1,13,10,600
17	₹86,84,925	-	₹1,13,10,600
16	₹86,84,925	-	₹1,13,10,600
15	₹87,92,425	-	₹1,14,50,600
14	₹87,92,425	-	₹1,14,50,600
13	₹87,92,425	-	₹1,14,50,600
12	₹87,92,425	-	₹1,14,50,600
11	₹87,92,425	-	₹1,14,50,600
10	₹88,99,925	-	₹1,15,90,600
9	₹88,99,925	-	₹1,15,90,600
8	₹88,99,925	-	₹1,15,90,600
7	₹88,99,925	-	₹1,15,90,600
6	₹88,99,925	₹1,11,35,255	-
5	₹90,07,425	₹1,12,69,755	-
4	₹90,07,425	₹1,12,69,755	-
3	₹90,07,425	₹1,12,69,755	-
2	₹90,07,425	₹1,12,69,755	-
1	₹90,07,425	₹1,12,69,755	-
G	₹92,22,425	₹1,15,38,755	-

## **Terms & Conditions**

1. Cheque/Demand Draft/Pay Order to be issued in favor of "JSS BUILDCON PVT LTD"
2. Pricelist and payment plan can be changed without notice at sole discretion of developer.
3. GST, Registry, Stamp Duty, Lawyer Fee, and any other applicable infrastructure charges levied by state/central govt. shall be paid by allottee at prevailing rates.
4. At the time of offer of possession, the allottee shall be liable to pay applicable possession charges as per respective super built-up area of the unit including IFMS @ Rs. 35 per sq. ft., Lease Rent @ Rs. 85 per sq. ft., Farmer Compensation Charges @ Rs. 65 per sq. ft., Labour Welfare Charges @ Rs. 25 per sq. ft., IDC @ Rs. 100 per sq.ft., FFC @ Rs. 100 per sq. ft., along with charges for water meter connection, gas pipeline connection, and electrical meter connection, as applicable and at prevailing rates/policies of the developer and/or concerned authorities.
5. Society Monthly Maintenance shall also be charged extra as decided on rest terms & conditions of Builder Buyer Agreement.
6. Additional Car Parking @ Rs. 6,00,000
7. Disclaimer: sizes/covered area, length, width are approximate & tentative and subject to change as decided by the developer.
8. Approval of booking subject to allottee's acceptance of detailed terms and conditions as mentioned on the booking form.
9. All disputes subject to jurisdiction of Distt. Gautam Buddha Nagar, Uttar Pradesh.
10. Cancellations, interest and refund as per terms & conditions set out in the application form and Agreement to sale.
11. The company will not endorse any kind of credit not given by agent/channel partners.
12. All parking will be allotted at the sole discretion of the company/developer.
13. As per RERA guidelines, the calculation in builder-buyer agreement has to be done on the carpet area, it can be done by factoring in the total cost as per carpet area.
14. Extended balcony area will be charged as per pricing policy.