

**CONSTRUCTION LINKED PAYMENT PLAN**

Revision Date : March 28, 2022

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
<b>Total Area (Incl. of common area) (in Sqft)</b>		<b>1137</b>	<b>1155</b>	<b>1404</b>	<b>1137</b>	<b>1404</b>
Rera Carpet Area ( In Sqft )		668	676	828	668	828
Balcony Area ( In Sqft )		139	140	166	139	166
<b>BSP ( Rate / Sqft )12th floor to 22nd floor</b>		<b>6500</b>	<b>6500</b>	<b>6500</b>	<b>6200</b>	<b>6200</b>
<b>BSP ( In Rs. ) 12th floor to 22nd floor</b>		<b>7390500</b>	<b>7507500</b>	<b>9126000</b>	<b>7049400</b>	<b>8704800</b>
Independent Car Parking		250000	250000	250000	250000	250000
Club development Charges		100000	100000	100000	100000	100000
IFMS Deposit		25000	25000	30000	25000	30000
External Electrification Charges		55000	55000	65000	55000	65000
Fire Fighting Charges		55000	55000	65000	55000	65000
Power Backup Charges		40000	40000	60000	40000	60000
<b>Total Cost ( In Rs. )</b>		<b>7915500</b>	<b>8032500</b>	<b>9696000</b>	<b>7574400</b>	<b>9274800</b>

**Floor Premium Charges (Rs. / 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

**CLP ( Towers - Life 1 & 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	10%	On Completion of 1st floor slab	7.5%
Within 6 months Or Completion of 15th floor slab , Whichever is Later	10%	On Completion of 6th floor slab	7.5%
Within 9 months Or Completion of 22nd floor slab , Whichever is Later	10%	On Completion of 12th floor Slab	7.5%
On Completion of Brickwork	7.5%	On Completion of 18th floor Slab	7.5%
On Completion of Internal electrical conduit work & Plumbing	7.5%	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%
<b>Total</b>	<b>100%</b>	<b>Total</b>	<b>100%</b>

**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. TDS 1% Shall be applicable on total sale price exceeding Rs. 50 Lacs as per government 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) Cheques / DD to be made in favour of " Wondrous Buildmart Private Limited".