

# PARAS GREENS

BEAUTIFUL HOMES FOR SMART CITY

MUNDERA, PRAYAGRAJ

PHASE-2

RATE CHART (GST FRIENDLY PRICE) w.e.f. 18th April 2024

BHK	New Flat no.	Super B. Area (Sq.ft.)	Built up Area (Sq.ft.)	Carpet Area (Sq.ft.)	1 <sup>st</sup> & 2nd Floor	3 <sup>rd</sup> & 4th Floor	5 <sup>th</sup> & 6th Floor	7 <sup>th</sup> to 11 <sup>th</sup> Floor
4-4T	A-1	1668	1384	1248	9315500	9232100	9190400	9148700
4-4T	A-2	1668	1384	1248	9315500	9232100	9190400	9148700
4-4T	A-3	1727	1434	1291	9718975	9632625	9589450	9546275
4-4T	A-4	1727	1434	1291	9718975	9632625	9589450	9546275
3-3T	B1-7	1466	1217	1103	7676600	7603300	7566650	7530000
3-3T	B1-8	1466	1217	1103	7676600	7603300	7566650	7530000
3-3T	B1-9	1466	1217	1103	7676600	7603300	7566650	7530000
3-3T	B1-10	1466	1217	1103	7676600	7603300	7566650	7530000
3-3T	B1-11	1466	1217	1103	7676600	7603300	7566650	7530000
3-3T	B1-12	1466	1217	1103	7786550	7713250	7676600	7639950
3-3T	B1-21	1466	1217	1103	7786550	7713250	7676600	7639950
3-3T	B2-13	1466	1217	1103	7786550	7713250	7676600	7639950
3-3T	B2-14	1466	1217	1103	7786550	7713250	7676600	7639950
2-2T	D-1	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-2	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-3	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-4	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-5	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-6	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-7	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-8	1049	840.45	793.3	5602350	5549900	5523675	5497450
2-2T	D-9	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-10	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-11	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-12	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-13	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-14	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-15	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-16	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-17	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-18	1049	840.45	793.3	5628575	5576125	5549900	5523675
2-2T	D-19	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-20	1049	840.45	793.3	5549900	5497450	5471225	5445000
2-2T	D-21	1049	840.45	793.3	5628575	5576125	5549900	5523675

Features:- The above price includes all PLC and one Covered Parking(Extra 1 open parking only in 4BHK) + Transformer + Club Membership + External Electrification Charges + Internal and External Development charges + Fire Fighting charges + One year free maintenance charges.

Other Charges Over and above the Sale Price

1. GST as applicable.
2. Electricity Connection and Meter Charges as applicable at time of possession.
3. Total 7% (2%+5%) Stamp Duty to be paid by customer at the time of Agreement to sell and Registry.
4. Registration Fees or as applicable at the time of Agreement & Registry both.
5. Rs. 11200 Advocate, Typing and Office Expenses both at the time of agreement and registry.
6. IFMS Rs.25/- Sq.Ft. at the time of Registry.

RTGS for 10% application advance money in designated account: -

NAME- Paras Greens      Bank Name- HDFC Bank      A/c no. - 50200002389689      IFSC - HDFC0000226

## **PARAS GREENS**

### **Rate Chart**

#### **Phase 2**

*Mundera, Allahabad*

#### **A. CONSTRUCTION LINKED PLAN (CLP)**

1. 10% at the time of Booking.
2. 10% within 45 Days from the date of Booking.
3. 10% at the starting of the Plinth Work/Basement.
4. 5% at the time of casting of first slab.
5. 5% at the time of casting of Second slab.
6. 5% at the time of casting of Third slab.
7. 5% at the time of casting of Fifth slab.
8. 5% at the time of casting of Seventh slab
9. 5% at the time of casting of Ninth slab.
10. 5% at the time of casting of Tenth slab.
11. 5% at the time of casting of Eleventh slab.
12. 5% at the time of casting of Twelfth slab.
13. 5% at the time of starting of Brick Work.
14. 5% at the time of starting of laying of Floor Tiles.
15. 5% at the time of starting of Interior Plaster.
16. 5% at the time of starting of Exterior plaster.
17. 5% of the Balance at the Time of Offer of Possession.

#### **❖ Preferential Location Charges (PLC)**

1. Rs. 100/- per sq.ft. on 1<sup>st</sup> and 2<sup>nd</sup> floor
2. Rs. 50/- per sq.ft. on 3<sup>rd</sup> and 4<sup>th</sup> floor
3. Rs. 25/- per sq.ft. on 5<sup>th</sup> & 6<sup>th</sup> Floor
4. Rs. 50/- per sq.ft. of Corner Flat Charges
5. Rs. 75/- per sq.ft. of Pool/Park facing

#### **❖ Compulsory Charges**

1. Rs. 2,00,000/- For one covered parking +Transformer+ club Membership + External Electrification Charges + Internal and External Development charges + fire fighting charges + one year maintenance charges (For 2BHK & 3BHK)
2. Rs. 3,50,000/- For Two covered parking +Transformer+ club Membership + External Electrification Charges + Internal and External Development charges + fire fighting charges + one year maintenance charges (For 4BHK)
3. IFMS will be Rs.25/- per Sq.ft.

**Note:** -Price and Payment Plans may vary at the time of booking or with time span & Management reserves the right for the same.