

Payment Plan	
Downpayment Plan	
On Booking	10% of Total Value
Within 30 days of Booking	85% of Total value
On Offer of Possession	5 % Of Total Value + Possession Related Charges

TERMS & CONDITIONS:

1. Project land is Freehold , Fully paid-up, Alloted and Approved by Ghaziabad Development Authority (GDA), Registered in the Name of "SG ESTATES LTD." On dated 15/07/2014, jild No.8832 in the office of sub-registrar, Ghaziabad (UP).
2. Govt./Authority Taxes/GST/Cess/Levies/Duties as applicable to be paid at every stage
3. One Time Interest free maintenance security (IFMS) Rs.322.92/sq.mt (30/-sq.ft.) on Total area to be payable at the time of possession.
4. All Installment in the payment plan shall become payable within 7 days of demand irrespective of order in which listed above.
5. Prices are escalation free but subject to change without any prior notice at sole discretion of the company, sizes & layouts are tentative & subject to changes without prior notice.
6. Actual Tower height is G+15 Floor, Where in G & First Floor is commercial and above is residential units but in numbering or marketing point of view we have ignored 3 & 13 floor number, so the series goes upto 17th. Apart on Flats Floor we also do not consider unit no.13 in counting so series goes up to 14 (or 12A) on flat floors, & for commercial floors unit will be considered as a 12A.
7. The above-mentioned price list is not a legal binding on the company and is for flats with standard specifications.
8. All Payments should be made in the favor of SG ESTATES LTD. Payable through A/C Payee Cheque /Pay orders/Demand Drafts only payable at New Delhi.
9. Power Back-up installation charges Rs 25000/KVA (1BHK 1 KVA & 2/3 BHK apartments 2 KVA is mandatory). Electric infrastructure including cabling, LT panels, Transformers etc and Power Back up prepaid meter- Rs.45000/- payable at the time of Possession. Individual electric meter to be taken directly from PVVNL. Other Applicable Charges include Advance of 24 month AMC with CEC and Club Operational charges, Sinking Fund, Water connections & Sewerage, Registration Stamp duty, Legal Charges, Labour cess, or any other government charges or any other charges asked by company will be payable extra on possession.
10. Minor difference in above mentioned carpet area of the respective units can be possible as each unit having its own length & breadth, exact will be mentioned in agreement.

CARPET AREA (As per RERA Guidelines): the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or verandha and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.