

ANSAL VERSALIA INDEPENDENT FLOORS GURGAON PAYMENT PLANS

DOWN PAYMENT PLAN (269 SQ YD) (A)

S. No	Particulars	Installments
1	At the time of booking	10% + ST
2	Within 45 days from the date of booking (with 12 % rebate on down payment amount)	85% + ST + 100% of EDC/IDC
3	On Offer of possession	5% + ST + IFMSD + Stamp Duty + Registration Charges

CONSTRUCTION LINKED PLAN (B)

S. No	Particulars	Installments
1	On Booking	10% + ST
2	Within 45 days from date of Booking	10% + ST
3	Within 90 days from date of Booking	10% + ST + 25% of EDC/IDC
4	On Commencement Of construction on the plot	10% + ST + 25% of EDC/IDC
5	On Completion of basement roof slab	10% + ST + 25% of EDC/IDC
6	On Commencement Of First Floor roof Slab	10% + ST + 25% of EDC/IDC
7	On Commencement Of Second Floor roof Slab	10% + ST
8	On completion of brick work & Plaster	10% + ST
9	On Completion of internal electrical work & services	10% + ST
10	On Completion of Internal Finishing	5 % + ST
11	At the time of offer of possession	5 % + ST + IFMSD + Stamp Duty + Registration Charges

Note:

- Ground floor unit is being offered with basement of an approximate area of 259.418 sq. mts. (**2793* sq ft.**) Sale price of ground floor is inclusive of basement cost.
- **EDC /IDC** shall be charged at **Rs3229.2/- per sq mt. (Rs300/- per sq. ft.)** and are in addition to above mentioned Sale Prices.

- Service Tax shall be applicable on Sale price @ 3.71%. on PLC @ 12.36% & on EDC/IDC @3.71% service charges. (as per the rates notified by the government). Service tax shall be payable along with respective installment and is mandatory.
- In the event the government / competent authority enhances external development charges, infrastructure development charges, service tax or any other charges payable in relation to the project, the price shall be revised accordingly.
- **Air conditioners, Modular kitchens and wardrobes are inclusive of above mentioned Sale Prices**
- **Power back-up installation charges will be as per allotment letter or agreement, Maintenance / operational cost shall be charged extra with monthly maintenance charges**
- Preferred location charges (PLC) shall be charged on units facing East, North or adjoining the park, commercial/ shopping centre parks or green belt or north or east facing, corner or two side open units or units abutting or facing 18 mt wide roads or above. Charges are as follows:
 - **Single PLC** **4%**
 - **Double PLC** **5%**
 - **Triple PLC** **6%**
- Cheques/Bank Drafts to be issued in favour of “**ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED**” payable at New Delhi only. Outstation cheques shall not be accepted
- The Stamp Duty, Registration fee, miscellaneous charges, Interest Free Maintenance Security Deposit (IFMSD) & other charges (if applicable) shall be paid at the time of offer of possession.
- **Timely payment rebate:** A rebate of Rs. 250/- PSF would be given at the time of offer of possession subject to all the payments Made before or by due dates

DOWN PAYMENT PLAN (330 SQ YD) (A)

S. No	Particulars	Installments
1	At the time of booking	10% + ST
2	Within 45 days from the date of booking (with 12 % rebate on down payment amount)	85% + ST + 100% of EDC/IDC
3	On Offer of possession	5% + ST + IFMSD + Stamp Duty + Registration Charges

CONSTRUCTION LINKED PLAN (330 SQ YD) (B)

S. No	Particulars	Installments
1	On Booking	10% + ST
2	Within 45 days from date of Booking	10% + ST
3	Within 90 days from date of Booking	10% + ST + 25% of EDC/IDC
4	On Commencement of underground services of township	10% + ST + 25% of EDC/IDC

5	On Commencement Of road work in front of the plot	10% + ST + 25% of EDC/IDC
6	On Commencement Of construction on the plot	10% + ST + 25% of EDC/IDC
7	On Completion of basement roof slab	10 +ST
8	On Commencement Of First Floor roof Slab	5% + ST
9	On Commencement Of Second Floor roof Slab	5% + ST
10	On completion of brick work & Plaster	5% + ST
11	On Completion of internal electrical work & services	5% + ST
12	On Completion of Internal Finishing	5 % + ST
13	At the time of offer of possession	5 % + ST + IFMSD + Stamp Duty + Registration Charges

Note:

- Ground floor unit is being offered with basement of an approximate area of 309.64 sq. mts. (3333* **sq ft.**) Sale price of ground floor is inclusive of basement cost.
- **EDC /IDC** shall be charged at **Rs3229.2/- per sq mt. (Rs300/- per sq. ft.)** and are in addition to above mentioned Sale Prices.
- Service Tax shall be applicable on Sale price @ 3.71%. on PLC @ 12.36% & on EDC/IDC @3.71% service charges. (as per the rates notified by the government). Service tax shall be payable along with respective instalment and is mandatory.
- In the event the government / competent authority enhances external development charges, infrastructure development charges, service tax or any other charges payable in relation to the project, the price shall be revised accordingly.
- **Air conditioners, Modular kitchens and wardrobes are inclusive of above mentioned Sale Prices**
- **Power back-up installation charges will be as per allotment letter or agreement, Maintenance / operational cost shall be charged extra with monthly maintenance charges**

Preferred location charges (PLC) shall be charged on units facing East, North or adjoining the park, commercial/ shopping centre parks or green belt or north or east facing, corner or two side open units or units abutting or facing 18 mt wide roads or above. Charges are as follows:

Single PLC **4%**

Double PLC **5%**

Triple PLC **6%**

Cheques/Bank Drafts to be issued in favour of **“ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED ”** payable at New Delhi only. Outstation cheques shall not be accepted

The Stamp Duty, Registration fee, miscellaneous charges, Interest Free Maintenance Security Deposit (IFMSD) & other charges (if applicable) shall be paid at the time of offer of possession.