

PRICE LIST

LOW RISE INDEPENDENT FLOORS

W.E.F : 01.10.2023

TYPE	TOWER	REF. SUPER AREA (Sq.ft./Sq.mt.)	BUILT-UP AREA (Sq.ft./Sq.mt.)	CARPET AREA (Sq.ft./Sq.mt.)	FLOOR	CLP PRICE	DP PRICE
4 BHK-I	AMBER PALACE & CORAL PALACE	4160 Sq.ft./ 386.47 Sq.mt.	3066.45 Sq.ft./ 284.88 Sq.mt.	2304.89 Sq.ft./ 212.13 Sq.mt.	GROUND FLOOR	Rs. 72800000/-	Rs. 62816000/-
		4250 Sq.ft./ 394.83 Sq.mt..	3138.46 Sq.ft./ 291.57 Sq.mt.	2374.43 Sq.ft./ 220.59 Sq.mt.	FIRST FLOOR	Rs. 72250000/-	Rs. 62050000/-
		4250 Sq.ft./ 394.83 Sq.mt.	3138.46 Sq.ft./ 291.57 Sq.mt.	2374.43 Sq.ft./ 220.59 Sq.mt.	SECOND FLOOR	Rs. 70125000/-	Rs. 59925000/-
		4250 Sq.ft./ 394.83 Sq.mt.	3138.46 Sq.ft./ 291.57 Sq.mt.	2374.43 Sq.ft./ 220.59 Sq.mt.	THIRD FLOOR	Rs. 68000000/-	Rs. 57800000/-
		7450 Sq.ft./ 692.12 Sq.mt.	4867.16 Sq.ft./ 452.17 Sq.mt.	3701.2 Sq.ft./ 343.85 Sq.mt.	DUPLEX	Rs. 119200000/-	Rs. 101320000/-
4BHK-II	AMBER PALACE & CORAL PALACE	3710 Sq.ft./ 340.66 Sq.mt.	2685.73 Sq.ft./ 249.51 Sq.mt.	2025.89 Sq.ft./ 188.21 Sq.mt.	GROUND FLOR	Rs. 64925000/-	Rs. 56021000/-
		3760 Sq.ft./ 349.31 Sq.mt.	2726.74 Sq.ft./ 253.33 Sq.mt.	2067.87 Sq.ft./ 192.11 Sq.mt.	FIRST FLOOR	Rs. 63920000/-	Rs. 54896000/-
		3760 Sq.ft./ 349.31 Sq.mt.	2726.74 Sq.ft./ 253.33 Sq.mt.	2067.87 Sq.ft./ 192.11 Sq.mt.	SECOND FLOOR	Rs. 62040000/-	Rs. 53016000/-
		3760 Sq.ft./ 349.31 Sq.mt.	2726.74 Sq.ft./ 253.33 Sq.mt.	2067.87 Sq.ft./ 192.11 Sq.mt.	THIRD FLOOR	Rs. 60160000/-	Rs. 51136000/-
		7180 Sq.ft./ 667.04 Sq.mt.	4713.60 Sq.ft./ 437.91 Sq.mt.	3483.12 Sq.ft./ 323.59 Sq.mt.	DUPLEX	Rs. 114880000/-	Rs. 97648000/-

ADDITIONAL CHARGES

(A) Corner PLC - Additional Premium will be charged on the basis of Ref. Super Area @ Rs. 500/- per Sq.ft. for the units of Wing No. 1, 5, 6, 10

(B) Car Parking

- i) Usage Right of One Covered Car Parking - Rs. 5,00,000/-
- ii) Usage Right of One Back to Back Covered Car Parking - Rs. 8,00,000/-

Note:

- i) Usage Right of Two Covered Car Parking Mandatory for all units except Duplex units
- ii) Usage Right of Three Covered Car Parking Mandatory for Duplex units

(C) Additional Power back up charges - Rs. 30,000/- per KVA

EXCLUSIVE FREE OFFER

1) One Time Lease Rent*

2) Upto 15 KVA Power Backup*

3) 1st Transfer* - As per Agreement to Sell

PAYMENT PLAN

LOW RISE INDEPENDENT FLOORS

W.E.F : 01.10.2023

CONSTRUCTION LINKED PAYMENT PLAN	
On booking	10%
With in 30 days of booking	30%
On start of excavation work	5%
On Casting of Ground floor roof slab	10%
On Casting of 2nd floor roof slab	10%
On Casting of Top floor roof slab	10%
On Internal Gypsum plaster and IPS flooring of unit	10%
On Start of external putty Primer of tower	10%
On Offer of Possession	5%

DOWN PAYMENT PLAN (15% DISCOUNT ON CLP BSP)*	
Booking Amount	10%
With in 30 Days of Booking	85%
On offer of Possession	5%

TERMS & CONDITION:-

- Price are firm and escalation free.
- Prices/Payment Plan are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.
- Prices running on the date of booking and accepted by the company shall be applicable.
- The price list is for comparative purpose only. The Apartment shall be sold on lump sum price. This break-up is only for calculation/comparative purpose.
- GST (Goods and Services Tax) as prescribed by the Government from time to time shall be charged over and above the Basic Price/Additional Charges/One time Charges.
- The Registration Charges, Stamp duty, legal documentation charges and any other govt. levies, demand, charges etc. are in addition to the aforementioned price and shall be payable at the time of offer of possession ("Other Charges").
- One time Charges/Possession Charges such as Interest Free Maintenance Security Deposit, Replenishment Fund, Maintenance Charges, Club Usage Charges, Water & Sewer Connection Charges, Additional Power back up Charges, IGL Connection Charges, FTTH Charges etc. are extra and will be paid at the time of offer of Possession.
- It is the responsibility of the customer/allottee to pay TDS on each demand raised (excluding GST) if property is worth Rs. 50 Lakh and above.
- The other terms and condition of sale would be as per the application and standard allotment letter/agreement for sale / sub-lease.
- The total cost of the unit will be calculated as per Ref. Super Area on a bundle pricing method. However if need be, as per RERA guidelines if calculation has to be done on Carpet Area, it can be done factoring the Total Sale Consideration as per Ref. Super Area.
- Cheque/Draft to be issued in favor of "M/S MAHAGUN INFRATECH PRIVATE LIMITED COLLECTION A/C FOR MAHAGUN MEDALLEO" payable at Noida.
- RTGS DETAILS: A/C NO - 777705432189, Bank Name : ICICI Bank Ltd. Branch, Sec-63, Noida, IFSC Code: ICIC0000816
- The area mentioned in the price list in Sq.ft. has been rounded off.
- 1 Sq.mtr. = 10.764 Sq.ft.

NOTE*

**Power Backup (On reference Super Area basis) : 12.5 KVA Power Backup for Flat Area upto 4500 sq.ft.,
15 KVA Power Backup for Flat Area 4501 Sq.ft. & above**

MAHAGUN INFRATECH PVT. LTD.

Corp. Off.: A-19, Sec- 63, Noida, Uttar Pradesh - 201301 | Tel.: +91 120 4839900
Site Office : GH-01/A (Alpha), Sector 107, Noida, U.P.
www.mahagunmedalleo.com

RERA Registration No.
UPRERAPRJ125561
www.up-rera.in