

DATE-06.04.2025



Towers G-3 , Y-10

<http://www.up-rera.in/projects>

2/3 BHK Apartments Sec-2, Gr. Noida(W)

UPRERAPRJ512436/07/2024

TYPES OF FLAT	3 BHK + 2 TOILET			2 BHK + 2 TOILET		2 BHK+STUDY+2 TOILET	
TOWERS	G-3			Y-10		Y-10	
CARPET AREA (SQFT)	790	842	853	532	532	665	665
BALCONY AREA(SQFT)	191	190	188	68	75	100	107
OUTER WALL AREA	104	97	97	83	83	98	98
Unit Location	1 & 6	2 & 5	3 & 4	1	2	3	4
13th & Above	1,21,50,000	1,32,52,500	1,33,45,500	73,89,750	74,73,250	94,87,000	95,93,000
4th to 12th	1,24,20,000	1,35,37,500	1,36,32,500	75,56,750	76,40,250	96,99,000	98,05,000
2nd & 3rd	1,22,85,000	1,33,95,000	1,34,89,000	74,73,250	75,56,750	95,93,000	96,99,000
1st floor	1,30,95,000	1,33,95,000	1,34,89,000	80,16,000	75,56,750	1,02,29,000	96,99,000
IFMS	33,750	35,625	35,875	20,875		26,500	

OTHER CHARGES

Open Car Parking. (For 2Bhk only)	FOC	Single bay double car parking covered	Rs.750000/-
Covered Car Parking	Rs.4,00,000/-		
Lease Rent (One Time)	FOC	Meter Installation Charges & Electric Load	As Per NPCL
One time Community Membership	FOC (Limited Period Offer)		
Power back up. (1KVA)	FOC	Additional Power Back up Per KVA	Rs.25000/-

PAYMENT PLAN

On Application of Booking	10%
With in 60 days of booking & Signing of Allotment letter & Agreement for Sub-Lease	30%
On Completion of 2nd last (2nd Top) floor Slab	20%
On completion of Top floor Slab	20%
On Application of OC/CC	10%
On Offer of Possession	10%+IFMS+ OTHER CHARGES

NOTES:

- GST as applicable
- (1 Sq. Mtr. = 10.76391 Sq. Ft.)
- Payment to be made in favor of "Ajay Enterprises (P) Ltd. Collection A/C for Eros Sampoonam 3 " Payable at Delhi/ New Delhi/ Noida.
- Tower G3 is Basement+stilt + 15 : Y-10 is Basement + Stilt+14 storey respectively.
- All above area are in approx and are rounded off above .5 rounding off to higher value & below .5 rounding off to lower value.
- Govt. charges like stamp duty, sub-lease charges, legal miscellaneous expenses and any other charges are extra.
- Monthly maintenance/ power backup/ monthly community/ pool charges etc. will be decided at the time of possession.
- Booking is subject to detailed terms and conditions as given in agreement to sell/flat buyer's agreement.
- Separate maintenance agreement will be signed by the maintenance agency. Building insurance,Sinking fund & Maintenance Charges shall be payable of one year in advance.
- IGL& FFTH, charges Extra .
- TDS @ 1% Shall be applicable on Total Sale price Exceeding Rs 50 lacs as per Income Tax Act Section 194-1A.

As Per RERA Possession Date is on or before DECEMBER 2028