



Unitech / Independent Floors

South City-II, Sector - 50, Gurgaon.

Price list. Payment plan. (w.e.f. 18/02/2013)

Plot Size (sq. mt.)	Plot Size (sq. yds.)	GF Super Area (sq. ft.)	FF Super Area (sq. ft.)	SF Super Area (sq. ft.)	SF Terrace Area** (sq. ft.)	GF Price (Rs. Lacs)	FF Price (Rs. Lacs)	SF Price (Rs. Lacs)	Per PLC# per unit (Rs. Lacs)
503	601	2389.0	2389.0	2030.0	354.0	194.9	169.4	144.0	9.0
470	562	2260.0	2260.0	2142.0	115.0	180.2	156.7	140.3	8.0
468	559	2303.0	2303.0	1970.0	338.5	182.5	158.7	135.6	8.0
463	554	2298.0	2298.0	1937.5	332.0	181.7	158.0	133.0	8.0
441	528	2115.0	2115.0	2115.0	0.0	168.0	146.1	134.4	8.0
420	502	2153.0	2153.0	1802.0	342.0	165.9	144.3	121.6	8.0
388	464	1952.0	1952.0	1952.0	0.0	149.2	129.8	119.4	8.0
300	359	1625.0	1625.0	1625.0	0.0	124.3	108.1	99.4	6.0
280	335	1545.0	1545.0	1545.0	0.0	116.5	101.3	93.2	5.0
250	299	1431.0	1431.0	1431.0	0.0	110.6	96.2	88.5	5.0
230	275	1300.0	1300.0	1300.0	0.0	101.5	88.3	81.2	5.0

EDC & IDC (To be paid by each allottee)

Rs. 200/- per sq. yard of the area of the plot

Interest Free Maintenance Security (IFMS) (To be paid by each allottee)

Rs. 60/- per sq. yard of the area of the plot per floor

South Patio Club Membership Registration Charges (CMRC) (Mandatory)

Rs. 1,25,000/-

- Prices mentioned above are escalation free and are exclusive of External Development Charges (EDC) & Infrastructure Development Charges (IDC). Any revision by the Authorities in the same shall be paid by the allottees on pro-rata basis.
- For power back-up provision an additional charge of Rs. 150/- per sq. ft. of super area of the floor shall be payable.
- The Company would pay to the Allottee(s) Rs. 5/- per sq. ft. per month of super area of the Floor for any delay in offering possession of the Floor beyond the period as stipulated in Agreement to Sell. Similarly, the Allottee(s) would also be liable to pay holding charges @ Rs. 5/- per sq. ft. per month of super area of the Floor if the allottee(s) fails to take possession of the Floor within 30 days from the date of issuance of final notice of possession.
- The Maintenance Charges as determined by the Company at the time of offer of possession of the Floor on the basis of Super Area of the Floor for a period of three years shall be payable in advance before the Possession of the Floor is handed over to the Allottee(s).
- The above Prices/Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.
- Service Tax, as and when applicable, shall be payable extra by the allottee(s)

PLC - 3 side open and/or 2 side open and/or park facing and/or abutting 24 mtr road and above

** Allottee(s) of GF, FF, SF shall not have ownership right of the roof top terrace.

Down payment plan

Rebate @ 8% of Basic Sale Price*

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

Construction linked installment plan for construction stage - A

At the time of registration of application for allotment	10% of BSP
Within 2 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 4 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
On commencement of construction [#]	10% of BSP + 50% of CMRC
On completion of foundation work	7.5% of BSP + 50% of PLC
On completion of ground floor roof	7.5% of BSP + 50% of PLC
On completion of first floor roof	7.5% of BSP
On completion of second floor roof	7.5% of BSP
On completion of brick work and internal plaster	5% of BSP
On completion of flooring (except final grinding and plastering)	5% of BSP
On completion of internal electrification	5% of BSP
On completion of internal plumbing	5% of BSP
On completion of external plastering	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

IDC – Infrastructure Development Charges

Other Charges include Interest Free Maintenance Security Deposit, Common Maintenance Charges, Club Membership Registration Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

* If the allottee(s) opts for “Zero EMI for 12 months” offer, the applicable down payment rebate will be zero.

Down payment plan

Rebate @ 7% of Basic Sale Price*

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

Construction linked installment plan for construction stage - B

At the time of registration of application for allotment	10% of BSP
Within 2 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 4 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 6 months of registration / allotment	10% of BSP + 50% of CMRC
On completion of ground floor roof [#]	10% of BSP + 50% of PLC
On completion of first floor roof	10% of BSP + 50% of PLC
On completion of second floor roof	10% of BSP
On completion of brick work and internal plaster	5% of BSP
On completion of flooring (except final grinding and plastering)	5% of BSP
On completion of internal electrification	5% of BSP
On completion of internal plumbing	5% of BSP
On completion of external plastering	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

IDC – Infrastructure Development Charges

Other Charges include Interest Free Maintenance Security Deposit, Common Maintenance Charges, Club Membership Registration Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

* If the allottee(s) opts for “Zero EMI for 12 months” offer, the applicable down payment rebate will be zero.

Down payment plan

Rebate @ 6% of Basic Sale Price*

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

Construction linked installment plan for construction stage - C

At the time of registration of application for allotment	10% of BSP
Within 2 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 4 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 6 months of registration / allotment	15% of BSP + 50% of CMRC
On completion of ground floor roof [#]	10% of BSP + 50% of PLC
On completion of first floor roof	7.5% of BSP + 50% of PLC
On completion of second floor roof	7.5% of BSP
On completion of brick work and internal plaster	5% of BSP
On completion of flooring (except final grinding and plastering)	5% of BSP
On completion of internal electrification	5% of BSP
On completion of internal plumbing	5% of BSP
On completion of external plastering	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

IDC – Infrastructure Development Charges

Other Charges include Interest Free Maintenance Security Deposit, Common Maintenance Charges, Club Membership Registration Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

* If the allottee(s) opts for “Zero EMI for 12 months” offer, the applicable down payment rebate will be zero.

Down payment plan

Rebate @ 5% of Basic Sale Price*

At the time of registration of application for allotment	10% of BSP
Within 45 days of the date of registration	85% of BSP + PLC + EDC + IDC + 50% of CMRC
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

Construction linked installment plan for construction stage - D

At the time of registration of application for allotment	10% of BSP
Within 2 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 4 months of registration / allotment	10% of BSP + 50% of EDC + 50% of IDC
Within 6 months of registration / allotment	15% of BSP + 50% of PLC
Within 8 months of registration / allotment	15% of BSP + 50% of PLC
On completion of brick work and internal plaster [#]	10% of BSP + 50% of CMRC
On completion of flooring (except final grinding and plastering)	10% of BSP
On completion of internal electrification	5% of BSP
On completion of internal plumbing	5% of BSP
On completion of external plastering	5% of BSP
On final notice of possession	5% of BSP + 50% of CMRC + Stamp duty charges and any other charges as applicable

BSP – Basic Sale Price

CMRC – Club Membership and Registration Charges

PLC – Preferential Location Charges

EDC – External Development Charges

IDC – Infrastructure Development Charges

Other Charges include Interest Free Maintenance Security Deposit, Common Maintenance Charges, Club Membership Registration Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

* If the allottee(s) opts for “Zero EMI for 12 months” offer, the applicable down payment rebate will be zero.
