

EDEN

PRICE LIST- 3BHK

03-10-2024

TYPE	Particulars	Area (SQM)	Area (SQFT)	Basic Selling Price Including One Car Park
3BHK TYPE 3	Carpet Area	94.64	1019	14192000
	Built-up Area	131.71	1418	
	Total / Super Area	164.78	1774	
3BHK TYPE 4	Carpet Area	94.64	1019	14000000
	Built-up Area	128.55	1384	
	Total / Super Area	162.56	1750	

Preferential Location Charges (Floor PLC)		
GF to 2nd Floor	Type 3	NA
	Type 4	1750000
3rd to 8th Floor	Type 3	1241800
	Type 4	1225000
9th to 16th Floor	Type 3	887000
	Type 4	875000
17th to 25th Floor	Type 3	709600
	Type 4	700000
26th Floor & above	Type 3	NIL
	Type 4	NIL

Preferential Location Charges (View PLC)		
Park / Green / Pool Facing	Type 3	1241800
	Type 4	1225000
Road Facing (57/62 M.)	Type 3	887000
	Type 4	875000

Other Charges	
Additional Car Park	500000

Possession Charges	
Electricity Meter Charges	25000
Gas Connection Charges	13559
Club Membership Charges	500000
Power Back up (4KVA)	Type 3 & 4 50000

PAYMENT PLAN

Construction Link Payment Plan		
S. No.	Particulars	Installment
1	At the time of booking	10% of BSP
2	Within 30 days from the date of booking	10% of BSP
3	Within 60 days from the date of booking	10% of BSP
4	On Completion of 1st Basement	10% of BSP
5	On Completion of 2nd Basement	10% of BSP
6	On Completion of 5th Floor roof slab	10% of BSP + Other Charges + PLC
7	On Completion of 15th Floor roof slab	10% of BSP
8	On Completion of 25th Floor roof slab	10% of BSP
9	On Completion of Super structure	10% of BSP
10	On Offer of Possession	10% of BSP + Possession Charges + IFMS
Note:	All demands / charges will run concurrent to the stage of construction.	

Terms & Conditions:

- 1
- The price of the flat is calculated and fixed exclusively on the basis of carpet area only. Super area has been mentioned for the reference of Customer
- 2
- Cheques/ Bank Drafts to be issued in favor of “UCHDPL EDEN” Payable at New Delhi. Outstation cheques will be accepted only if payable at par at all branches.
- 3
- IFMS charges payable extra.

Interest Free Maintenance Deposit		
IFMS	Type 3	133050
	Type 4	131250

- 4
- Sale Price includes - One covered car parking slot.
- 5
- Stamp Duty, Legal & Registration fee, Maintenance Charges (advance) shall be payable extra on offer of possession.
- 6
- In the Event the government/ Competent authority levies additional charges on account of peripheral charges, High End-Electrification Charges, infrastructure development Charges or any other Charges in relation to the project, the same shall be charged on pro-rata from the customers.
- 7
- GST payable extra as applicable.
- 8
- All prices & schemes subject to change without prior notice at sole discretion of the developer.