

w.e.f. 01-05-2025

# Eternia

The Home Your Heart Remembers

3 & 4 BHK SKYLINE RESIDENCES

## PRE-LAUNCH OFFER

Launch BSP (INR/PSF)	Inaugural Discount (INR/PSF)	Pre-Launch BSP (INR/PSF)
₹9,900	₹1,000	₹8,900

## PRE-LAUNCH BENEFITS

1 Car Parking	Club Membership	Power Backup (3 KVA)	Electricity Infrastructure Charges	2 Year Maintenance Free
₹5,00,000	₹5,00,000	₹1,05,000	₹1,00,000	₹2,22,000*

As per Supreme Court guideline, GST is not applicable\*

Total Pre-Launch Benefit

Save Up to ₹40.52 Lac\*

📍 DREAM VALLEY TECH ZONE IV, GREATER NOIDA (WEST)

Disclaimer: •Pre-launch offers are indicative and subject to change without notice. Prices, discounts, and waived charges apply for a limited time per the developer's discretion. Rates exclude statutory charges, taxes, and other fees. Buyers should independently verify all details before making any commitments.

• Authorised marketing partner for Aspire Dream Valley, managed by NBCC on behalf of the Hon'ble Supreme Court-appointed Court Receiver.

\* T&C Applied.

w.e.f. 01-05-2025

## AREA

S. N.	Flat Type	Area (sq. ft)
1	4 BHK + Study	2625
2	3 BHK + Study	2239
3	3 BHK	1932

## PRIME LOCATION CHARGES

Floor	Unit	PLC
1 - 5th Floor	INR / per sq. ft.	700.0
6 - 10th Floor	INR / per sq. ft.	600.0
11 - 15th Floor	INR / per sq. ft.	500.0
16 - 20th Floor	INR / per sq. ft.	400.0
21 - 25th Floor	INR / per sq. ft.	300.0
26 - 30th Floor	INR / per sq. ft.	NA

\* Location PLC (Green and Road Facing) @ ₹ 400 per sq. ft. on unit no. :

- Lotus Tower - 1, 2 & 3
- Lily, Orchid & Rose Tower - 1 & 2
- Dahlia & Tulip Tower - 3 & 4

## ADDITIONAL CHARGES

Particulars	Unit	Price
Car Parking	INR	5,00,000
Club Membership	INR	5,00,000
Power Backup	INR / KVA	35,000
Electricity Infrastructure Charges	INR	1,00,000

Maintenance: INR 2.99 per sq. ft. + GST 18%

As per Supreme Court guideline GST is not applicable\*

## PAYMENT PLAN

Milestone	Plan
Booking	10.0%
Booking + 45 Days	10.0%
On Start of Raft Foundation	5.0%
On Start of Casting of Lower Basement	5.0%
On Completion of Ground Floor	10.0%
On Completion of 4th Floor Roof	7.5%
On Completion of 9th Floor Roof	7.5%
On Completion of 14th Floor Roof	7.5%
On Completion of 19th Floor Roof	7.5%
On Completion of 24th Floor Roof	7.5%
On Completion of 29th Floor Roof	5.0%
On Completion of Super Structure	7.5%
On Start of Mep/Flooring/Finishing	5.0%
On Intimation of Possession	5.0%
<b>Total Payment</b>	<b>100.0%</b>

Disclaimer: Authorised marketing partner for Aspire Dream Valley, managed by NBCC on behalf of the Hon'ble Supreme Court-appointed Court Receiver.



# TERMS AND CONDITIONS

**Legal Disclaimer:** All contents of this email/document with respect to the organization's project details (that includes terms and conditions, payment plans, etc.) are subject to The Real Estate (Regulation and Development) Act, 2016, rules framed thereunder, and implementation thereof.

- The price list as of the date of booking shall be applicable.
- A cheque/bank draft is to be issued in favour of "Receiver AMP New Unit Sale of Dream Valley Phase III Account."
- IFMS - ₹25 per sq. ft. & lease rent as applicable shall be payable at the time of offer of possession
- Service Tax, VAT & any other Government levies are extra and as applicable.
- Registration stamp duty and misc charges shall be payable at the time of offer of possession.
- The Terms and conditions of sale stated herein are indicative and are subject to detailed terms and conditions in the "agreement to sell"/"flat buyer's agreement".
- The terms & conditions and all the specifications are subject to changes, amendments & modifications as decided by the Company and subject to Government Regulations and the Applicable Office of Finance.

## NEFT/RTGS DETAILS

Bank A/C Name	Receiver AMP New Unit Sale of Dream Valley Phase III Account
Bank A/C Number	02070210004739
Bank Name	UCO Bank
IFSC Code	UCBA0000207
Branch Address	Supreme Court, Tilak Marg, New Delhi

Disclaimer: Authorised marketing partner for Aspire Dream Valley, managed by NBCC on behalf of the Hon'ble Supreme Court-appointed Court Receiver.