

# PRICE LIST

## LOW RISE INDEPENDENT FLOORS

(AMBER PALACE & CORAL PALACE)

W.E.F : 01.07.2024

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.8,11,20,000/-	Rs.6,97,63,200/-
		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.8,07,50,000/-	Rs.6,94,45,000/-
		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.7,86,25,000/-	Rs.6,76,17,500/-
		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.7,65,00,000/-	Rs.6,57,90,000/-
		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.13,41,00,000/-	Rs.11,53,26,000/-
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.7,23,45,000/-	Rs.6,22,16,700/-
		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.7,14,40,000/-	Rs.6,14,38,400/-
		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.6,95,60,000/-	Rs.5,98,21,600/-
		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.6,76,80,000/-	Rs.5,82,04,800/-
		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.12,92,40,000/-	Rs.11,11,46,400/-

### POSSESSION CHARGES

Cost Head	Amount
Interest Free Maintenance Security (IFMS)	Rs. 200/- per sq. ft. on Carpet area
Replenishment Fund	Rs. 100/- per sq. ft. on Carpet area
Power Backup Meter/Electricity Meter Charges	Rs. 25000/-
Administrative Charges	Rs. 20,000/-

### OTHER CHARGES

Cost Head	Amount
Club Membership	Rs. 5,00,000/-
One Time Lease Rent	Rs. 90/- per sq. ft. on Ref. Super area
Additional Power Back Up Charges	Rs. 30,000/- per KVA
Usage Right of One Covered Car Parking	Rs. 6,00,000/-
Usage Right of Back to Back Covered Car Parking	Rs. 10,00,000/-

Notes:

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

(B) Car Parking - Usage Right of Two Covered Car Parking mandatory for all units except Duplex units, Usage Right of Three Covered Car Parking mandatory for Duplex units.

# PAYMENT PLAN

## LOW RISE INDEPENDENT FLOORS

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CONSTRUCTION LINKED PAYMENT PLAN		
S.No	Milestones	%
1	Booking Amount	10%
2	Within 30 days of Booking	30%
3	On Start of Excavation	5%
4	On Casting of Ground Floor Roof Slab of Tower	10%
5	On Casting of 2nd Floor Roof Slab of Tower	10%
6	On Casting of Top Floor Roof Slab of Tower	10%
7	On Internal Gypsum Plaster and IPS Flooring of unit	10%
8	On Start of External Putty Prime of Tower	10%
9	On Offer of Possession	5%

DOWN PAYMENT PLAN (14% DISCOUNT OF CLP BSP)		
S.No	Milestones	%
1	Booking Amount	10%
2	Within 30 days of Booking	85%
3	On Offer of Possession	5%

### TERMS & CONDITION:-

1. Price are firm and escalation free.
2. Prices/Payment Plan are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.
3. Power Backup (On reference Super Area basis): 12.5 KVA for Flat Area upto 4500 sq. ft., 15 KVA for Flat Area 4501 sq. ft. and above (Additional as applicable).
4. Prices running on the date of booking and accepted by the company shall be applicable.
5. The Applicant shall pay interest/ penalty/ loss that may be incurred by the Promoter on account of the Applicant's failure and/ or delay to pay such taxes, levies, cess, statutory charges etc.
6. 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.
7. 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.
8. The Registration Charges, Stamp duty, legal documentation charges and any other govt. levies, demand, charges, statutory charges etc. are in addition to the aforementioned price and shall be payable at the time of offer of possession.
9. Other Charges such as Common Area Maintenance Charges, Club Usage Charges, Electricity, Legal Charges, Water & Sewerage Connection Charges, IGL Connection Charges, FTTH Charges etc. are extra and will be paid at the time of offer of Possession.
10. 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.
11. The other terms and condition of sale would be as per the application and standard allotment letter/agreement for sale / sub-lease.
12. 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 Cost as per Ref. Super Area.
14. Cheque/Draft to be issued in favor of "M/S MAHAGUN INFRA TECH PRIVATE LIMITED COLLECTION A/C FOR MAHAGUN MEDALLEO" payable at Noida.
15. RTGS DETAILS: A/C NO - 777705432189, Bank Name : ICICI Bank Ltd. Branch, Sec-63, Noida, IFSC Code: ICIC0000816.
16. The area mentioned in the pricelist in Sq. ft. has been rounded off. 1 Sq. mtr. = 10.764 Sq. ft.

Mahagun Infratech Pvt. Ltd.  
Corp. Off.: A-19, Sector-63, Noida UP-201309  
Site Office : GH-01/A (Alpha), Sector 107, Noida, U.P.  
Website : [www.mahagunmedalleo.com](http://www.mahagunmedalleo.com)

RERA Registration No.  
**UPRERAPRJ125561**  
[WWW.UP-RERA.IN/PROJECTS](http://WWW.UP-RERA.IN/PROJECTS)

