

GAUR AERO MALL

w.e.f 22.03.2024

PRICE LIST

FLOOR	BASIC PRICE
GROUND FLOOR (RETAIL SHOPS)	Rs. 30,799/- per sq. ft. Rs. 3,31,520/- per sq. mtr
GROUND FLOOR (FOOD COURT)	Rs. 32,999/- sq. ft. Rs. 3,55,201/- per sq. mtr.
FIRST FLOOR (FOOD COURT)	Rs.24,749/- sq. ft. Rs. 2,66,398/- per sq. mtr.

Facility, Items & Work Chargeable

1. EEC Charges : Rs. 500/- per sq.ft. (Rs. 5382/- per sq.mt.)
2. FFC Charges : Rs. 500/- per sq.ft. (Rs. 5382/- per sq.mt.)
3. Electric Meter 5 kva Installation of Rs. 75000/-
4. Power Back-up 1 kva Installation of Rs. 25000/-

PLC CHARGES

1. PLC (Ground Floor)
CATEGORY A : @ 7.5% ON BASIC PRICE SHOP NO. 192,193,252,253
CATEGORY B : @ 5% ON BASIC PRICE SHOP NO.
182,183,202,204,212,213,221,224,232,233,241,243,262,263,264,273,274,283,284,293,294,303,313,315
2. PLC (First Floor)
CATEGORY C : @7.5% ON BASIC PRICE SHOP NO. 27,35,36,44,45,49,56,57,65,74,75,82 &108
CATEGORY D : @ 5% ON BASIC PRICE SHOP NO. 27A,49A,65A & 82A

CLP PAYMENT PLAN

AT THE TIME OF BOOKING	10%
WITHIN 45 DAYS FROM THE DATE OF BOOKING	20%
COMPLETION OF BASEMENT ROOF SLAB	20%
COMPLETION OF GROUND FLOOR ROOF SLAB	20%
COMPLETION OF FIRST FLOOR ROOF SLAB	20%
AT THE TIME OF DEEMED COMPLETION / ACTUAL COMPLETION / OCCUPANCY CERTIFICATE (WHICH EVER IS EARLIER) OR AT THE TIME OF OFFER OF POSSESSION	10%

PAYMENT PLAN (A) –25:25:25:25 (SPECIAL PAYMENT PLAN)

AT THE TIME OF BOOKING	10%
WITHIN 45 DAYS FROM THE DATE OF BOOKING	15%
ON COMPLETION OF GROUND FLOOR SLAB	25%
ON COMPLETION OF SUPER STRUCTURE	25%
AT THE TIME OF DEEMED COMPLETION / ACTUAL COMPLETION / OCCUPANCY CERTIFICATE (WHICH EVER IS EARLIER) OR AT THE TIME OF OFFER OF POSSESSION	25%

PAYMENT PLAN (B) – 40:60 (SPECIAL PAYMENT PLAN)

AT THE TIME OF BOOKING	10%
WITHIN 45 DAYS FROM THE DATE OF BOOKING	30%
AT THE TIME OF DEEMED COMPLETION / ACTUAL COMPLETION / OCCUPANCY CERTIFICATE (WHICH EVER IS EARLIER) OR AT THE TIME OF OFFER OF POSSESSION	60%

PAYMENT PLAN (C) – 90:10 (DOWN PAYMENT PLAN - (DP DISCOUNT @6% OF BSP)

AT THE TIME OF BOOKING	10%
WITHIN 45 DAYS FROM THE DATE OF BOOKING	80%
AT THE TIME OF DEEMED COMPLETION / ACTUAL COMPLETION / OCCUPANCY CERTIFICATE (WHICH EVER IS EARLIER) OR AT THE TIME OF OFFER OF POSSESSION.	10%

PAYMENT PLAN A,B & C APPLICABLE ONLY FOR SELF FUNDING CASES

Assured Rental	Assured rental @ Rs.100/-Sqft. On Ground Floor and @ Rs.75/-Sqft on First Floor For 18 months will be payable quarterly and will start after receiving 40% Or 50% payment and can be passed as discount.
LEASE GUARANTEE	LEASE GUARANTEE WILL BE RS.150 PER SQ. FT. (GR. FLOOR RETAIL) and Rs.160 PER SQ. FT.(GR.FOOD COURT) OR RS.100 PER SQ. FT (FIRST FLOOR) MONTHLY FOR 24 MONTHS. STARTING AFTER EXECUTION OF SALE DEED.
NOTE:	
<ul style="list-style-type: none"> • Interest Free Maintenance Security (at Total Area) will be charged: Rs. 3229.20 per sq.mtr. (Rs. 300/- per sq.ft.). • Right to lease the property to a third party shall be with the developer from date of booking till 2 year after the date of offer of possession. The terms of lease signed with respective brand shall be binding on the allottee without any objection or demur. Amalgamation or division with the neighbouring property above or below can be done as per requirement of the brand. • Shop signage for each shop will be provided by developer (mandatory for the customer) @Rs.50000/- (including GST @ 18%). • Air conditioning will be provided by Centrized chiller system. Charges for the system will be Rs. 1,80,000/- per 1.5 ton + GST/prevaling taxes (This cost includes Centrized chiller System – Water Cooled compressor system, AC unit in shop and installation charges) which will be borne and paid by the allottee(s). These rates can be revised from time to time . The cost of 2 ton is Rs 2,40,000/- + GST/prevaling taxes, cost of 3 ton is Rs 3,60,000/- + GST/prevaling taxes and cost of 5.5 ton is Rs 6,60,000/- + GST/prevaling taxes. It is mandatory to take minimum 1.5 ton Ac load for covered area upto 100 sq.ft , 2 ton Ac Load for covered area from 101 sq.ft to 200 sq.ft , 3 ton Ac load for covered area from 201 sq.ft to 300 sq.ft and for more than 300 sq.ft covered area is it mandatory to have 5.5 ton Ac load. • Infrastructure replacement fund Rs. 2152.80 per sq mtr (Rs. 200 per sqft) will be charged. • One Year i.e. 1st Year advance maintenance charges for Retail Shops @ Rs. 19.90/- per sq.ft per month payable at the time of offer of possession + 18% GST. Free of cost maintenance for next 24 months. • One Year i.e. 1st Year advance maintenance charges for Food Court @ Rs. 24.90/- per sq.ft per month payable at the time of offer of possession + 18% GST. Free of cost maintenance for next 24 months. • GST @8%, Other Govt. Charges, Stamp Duty, Registration, and Lawyer's Fee as applicable will be charged extra. • Price list & Payment Plan can be changed without prior notice. • "The prices have been determined after considering the impact of input tax credit available to company under GST regime" • The information in this price list is provided in good faith and does not constitute part of the contract. • The price list and information given is indicative and only for reference, The customer is bound to pay the amount as per the actual agreement of sale. • Monthly maintenance charges will be paid directly to the developer by the brand. • Final date of possession on or before 27/04/2027 as per RERA. • Cheque to be made in favour of UP TOWNSHIP INFRASTRUCTURE PRIVATE LIMITED 	
RERA: UPRERAPRJ663149	
Note: 1 sq.mt =10.764 sq.ft.	