

MAHAGUN MY LAAGOON PRICE LIST - PHASE-1

(TOWER 1A/1B, TOWER 2/3/4, TOWER 5)

W.E.F : 02.09.2024

TYPE	TOWER	REF. SUPER AREA (Sq.ft./Sq.mt.)	BUILT-UP AREA (Sq.ft./Sq.mt.)	CARPET AREA (Sq.ft./Sq.mt.)	PLAN	FLOOR				
						1st to 5th	6th to 10th	11th to 15th	16th to 20th	21st & above
3 BHK TYPE-III	TOWER 2/3/4	2025 Sq.ft./ 188.13 Sq.mt.	1521.49 Sq.ft./ 141.35 Sq.mt.	1093.73Sq.ft./ 101.61 Sq.mt.	CLP	Rs. 2,49,07,500/-	Rs.2,45,02,500/-	Rs.2,40,97,500/-	Rs.2,36,92,500/-	Rs.2,32,87,500/-
					DP	Rs. 2,21,13,000/-	Rs.2,17,08,000/-	Rs.2,13,03,000/-	Rs.2,08,98,000/-	Rs.2,04,02,000/-
3 BHK SR TYPE - IV (B)	TOWER 5	2525 Sq.ft./ 234.58 Sq.mt.	1893.81 Sq.ft./ 175.94 Sq.mt.	1397.49 Sq.ft./ 129.83 Sq.mt.	CLP	Rs.3,10,57,500/-	Rs.3,05,52,500/-	Rs.3,00,47,500/-	Rs.2,95,42,500/-	Rs.2,90,37,500/-
					DP	Rs.2,75,73,000/-	Rs.2,70,68,000/-	Rs.2,65,63,000/-	Rs.2,60,58,000/-	Rs.2,55,53,000/-
3 BHK SR TYPE - IV (C)	TOWER 5	2560 Sq.ft./ 237.83 Sq.mt.	1920.51 Sq.ft./ 178.42 Sq.mt.	1407.28 Sq.ft./ 130.74 Sq.mt.	CLP	Rs.3,14,88,000/-	Rs.3,09,76,000/-	Rs.3,04,64,000/-	Rs.2,99,52,000/-	Rs.2,94,40,000/-
					DP	Rs.2,79,55,200/-	Rs.2,74,43,200/-	Rs.2,69,31,200/-	Rs.2,64,19,200/-	Rs.2,59,07,200/-
4 BHK TYPE-1	TOWER 1A/1B	2640 Sq.ft./ 245.26 Sq.mt.	1977.02 Sq.ft./ 183.67 Sq.mt.	1419.01 Sq.ft./ 131.83 Sq.mt.	CLP	Rs.3,11,52,000/-	Rs.3,06,24,000/-	Rs.3,00,96,000/-	Rs.2,95,68,000/-	Rs.2,90,40,000/-
					DP	Rs.2,76,67,200/-	Rs.2,71,39,200/-	Rs.2,66,11,200/-	Rs.2,60,83,200/-	Rs.2,55,55,200/-
4 BHK SR TYPE-II (B)	TOWER 5	3150 Sq.ft./ 292.64 Sq.mt.	2299.40 Sq.ft./ 213.62 Sq.mt.	1765.94 Sq.ft./ 164.06 Sq.mt.	CLP	Rs.3,87,45,000/-	Rs.3,81,15,000/-	Rs.3,74,85,000/-	Rs.3,68,55,000/-	Rs.3,62,25,000/-
					DP	Rs.3,43,98,000/-	Rs.3,37,68,000/-	Rs.3,31,38,000/-	Rs.3,25,08,000/-	Rs.3,18,78,000/-
4 BHK SR TYPE-II (C)	TOWER 5	3175 Sq.ft./ 294.96 Sq.mt.	2319.42 Sq.ft./ 215.48 Sq.mt.	1759.37 Sq.ft./ 163.45 Sq.mt.	CLP	Rs.3,90,52,500/-	Rs.3,84,17,500/-	Rs.3,77,82,500/-	Rs.3,71,47,500/-	Rs.3,65,12,500/-
					DP	Rs.3,46,71,000/-	Rs.3,40,36,000/-	Rs.3,34,01,000/-	Rs.3,27,66,000/-	Rs.3,21,31,000/-

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. 25,000/-

OTHER CHARGES		
Cost Head		Amount
Club Membership		Rs. 2,00,000/-
One Time Lease Rent		RS. 90/-per sq. ft. on Ref Super area
ESC & FFEC		RS. 125/-per sq. ft. on Ref Super area
Additional Power Back Up Charges over 3KVA for 3BHK/5KVA for 4BHK		Rs. 25,000/- per KVA
Covered Car Parking Space	Single	Rs. 5,00,000/-
	Back to Back/Tandom	Rs. 8,00,000/-

Notes:

(A) Park facing PLC - Additional Premium will be charged on the basis of Ref. Super Area @ Rs. 300/- per Sq.ft. on Wing No. 3,4,7,8,9,12,14,17,18,21,22,23,24,25

(B) Car Parking- Usage Right of One Covered Car Parking Mandatory for 3 BHK, Usage Right of Two Covered Car Parking Mandatory for 4 BHK & above

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PAYMENT PLAN

W.E.F : 02.09.2024

CONSTRUCTION LINKED PAYMENT PLAN

S.No	Milestones	%
1	Booking Amount	10%
2	Within 30 days of Booking	20%
3	On Start of Excavation	5%
4	On Casting of Raft	7.50%
5	On Casting of Ground Floor Roof Slab of Tower	7.50%
6	On Casting of 8th Floor Roof Slab of Tower	7.50%
7	On Casting of 16th Floor Roof Slab of Tower	7.50%
8	On Casting of 22nd Floor Roof Slab of Tower	7.50%
9	On Casting of Top Floor Roof Slab of Tower	7.50%
10	On Internal Gypsum Plaster and IPS Flooring of unit	7.50%
11	On Start of External Putty Primer of Tower	7.50%
12	On Offer of Possession	5%

DOWN PAYMENT PLAN

S.No	Milestones	%
1	Booking Amount	10%
2	Within 30 days of Booking	85%
3	On Offer of Possession	5%

TERMS & CONDITIONS:-

- Price are firm and escalation free.
- Prices/Payment Plan are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.
- Prices running on the date of booking and accepted by the company shall be applicable.
- 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.
- 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.
- 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.
- 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.
- Other Charges such as Common Area Maintenance Charges, Club Usage Charges, Electricity, Legal Charges, Water & Sewerage Connection Charges, Additional Power back up Charges, IGL Connection Charges, FTTH Charges etc. are extra and will be paid at the time of offer of Possession.
- 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.
- The other terms and conditions of sale would be as per the application and standard allotment letter/agreement for sale / sub-lease.
- 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.
- Cheque/Draft to be issued in favor of "M/S AURA INFRABIZ LLP COLLECTION A/C FOR MAHAGUN MY LAAGOON PHASE-1" payable at Noida.
- RTGS DETAILS: A/C NO - 99900000100113, Bank Name : HDFC Bank. Branch, H-1A/12, Sec-63, Noida, Gautam Budh Nagar - 201306, IFSC Code: HDFC0000975, MICR Code - 10240129, Swift Code - HDFCINBBDEL.
- The area mentioned in the pricelist in Sq. ft. has been rounded off. 1 Sq. mtr. = 10.764 Sq. ft.

AURA INFRABIZ LLP
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| Website : www.mahagunmylaagoon.com

RERA REGISTRATION NO.
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