

PRICE LIST

w.e.f. 17th November 2019

| METRO STREET | Construction Linked | Flexi Payment Plan | Down Payment Plan | SIZE (Sq. Ft.) |
|--------------|---------------------|--------------------|-------------------|----------------|
| | BSP | BSP | BSP | |
| Lower Ground | ₹ 11,400/- | ₹ 11,400/- | ₹ 10,488/- | 435 Sq. Ft. |
| Ground Floor | ₹ 14,400/- | ₹ 14,400/- | ₹ 13,248/- | 435 Sq. Ft. |
| First Floor | ₹ 9,900/- | ₹ 9,900/- | ₹ 9,108/- | 488 Sq. Ft. |
| Second Floor | ₹ 7,400/- | ₹ 7,400/- | ₹ 6,808/- | 500 Sq. Ft. |
| Third Floor | ₹ 6,400/- | ₹ 6,400/- | ₹ 5,888/- | 260 Sq. Ft. |

Date of Offer of Possession: December 2021

PAYMENT PLAN

A). Construction Linked Payment Plan

| S.No. | Particulars | Due Details |
|-------|---------------------------------|--|
| 1 | Booking Amount | 10% of BSP |
| 2 | Within 30 days of booking | 10% of BSP |
| 3 | Within 60 days of booking | 10% of BSP |
| 4 | Within 90 days of booking | 10% of BSP |
| 5 | On start of excavation | 10% of BSP |
| 6 | On Casting of Lower Ground | 7.5% of BSP + 50% of Lease Rent |
| 7 | On Casting of First Floor Slab | 7.5% of BSP + 50% of Lease Rent |
| 8 | On Casting of Second Floor Slab | 7.5% of BSP + 50% of PLC if any |
| 9 | On Casting of Third Floor Slab | 7.5% of BSP + 50% of PLC if any |
| 10 | On Internal Plaster | 7.5% of BSP + 50% of Additional Charges |
| 11 | On External Plaster | 7.5% of BSP + 50% of Additional Charges |
| 12 | On offer of possession | 5% of BSP + Meter Charges + Power Backup Charges |

B). Flexi Payment Plan (40:30: 30)

| Sr. No | Particulars | Due Details |
|--------|----------------------------------|---------------------------------|
| 1 | Booking Amount | 10% of BSP |
| 2 | Within 30 days of booking | 30% of BSP |
| 3 | On completion of Super Structure | 30% of BSP + Others charges |
| 4 | On offer of Possession | 30% of BSP + Additional charges |

C). Down Payment Plan

| S.No. | Particulars | Due Details |
|-------|---------------------------|--|
| 1 | Booking Amount | 15% of BSP |
| 2 | Within 30 days of booking | 80% of BSP + 100% of EDC & FFC + 100% of PLC (If any) + 50% of Power Backup Charges |
| 3 | On offer of Possession | 5% of BSP + 50% of Power Backup + 100% of IFMS + Lease Rent + Other Charges (If any) |

Note : Management reserve the right to change or modify the plans, layouts & specifications.

ADDITIONAL CHARGES

| S. No. | Particulars | Due Details |
|--------|---------------|------------------------|
| 1 | Lease Rent | ₹ 150/- per Sq. Ft. |
| 2 | IFMS | ₹ 50/- per Sq. Ft. |
| 3 | EDC | ₹ 100/- per Sq. Ft. |
| 4 | Power Backup | ₹ 25,000/- per KVA |
| 5 | Meter Charges | ₹ 25,000 on Possession |
| 6 | Corner PLC | 10% of BSP |
| 7 | FFC Charges | ₹ 50/- per Sq. Ft. |

RERA Registration No.: UPRERAPRJ7190

Terms & Conditions:

1. GST (Good and Services Tax) as prescribed by Government from time to time shall be charged over and above the Unit cost and other charges.
2. Prices are firm and escalation free from the respective dates of booking. Moreover the above said schemes/plans are for limited period/stock only.
3. Prices indicated above are subject to revision at the discretion of the company. Prices prevailing on the date of booking shall be applicable.
4. Registration Stamp Duty and other charges as applicable would be payable by the allottee before the execution of sale deed. Possession Charges / Allied Charges, if any will be Payable at the time of offer of possession on Actual basis.
5. PLC, EDC, FFC, ECC etc. and any other charges as applicable will be payable extra as applicable.
6. The Payment due at the time of booking on the basis of payment plan shall be paid within 30 days and balance shall be paid as per payment plan.
7. All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the company or Competent Authority.
8. Offer of Possession includes offer for fitout purpose also.
9. Cheques will be in favour of - **“Suntwilight Commercial Collection - Sunrise Structures and Developers Pvt. Ltd.”** payable at Delhi / Greater Noida
10. The other terms and conditions of sale would be as per the application form and standard allotment letter/ Agreement for Sale/ Sub-Lease.
11. It is the responsibility of the customer/ allottee to pay TDS on each demand raised (excluding GST) if property is worth Rs. 50 lakhs and above.
12. This Price List supersedes all previous price list of this Project.