

PRICE LIST

PHASE - I

W.E.F : 26.01.2023

TYPE	TOWER	SUPER AREA (Sq.ft./Sq.mt.)	BUILT-UP AREA (Sq.ft./Sq.mt.)	CARPET AREA (Sq.ft./Sq.mt.)	1st to 8th	9th to 12th	14th to 17th	18th to 20th	21st & above
3 BHK	PLATINUM PALACE	2500 Sq.ft./ 232.25 Sq.mt.	1787.68 Sq.ft./ 166.08 Sq.mt.	1313.63 Sq.ft./ 122.04 Sq.mt.	Rs.2,85,50,000/-	Rs.2,82,50,000/-	Rs.2,80,00,000/-	Rs.2,77,50,000/-	Rs.2,75,00,000/-
3 BHK	PLATINUM PALACE	2575 Sq.ft./ 239.22 Sq.mt.	1847.21 Sq.ft./ 171.61 Sq.mt.	1345.39 Sq.ft./ 124.99 Sq.mt.	Rs.2,93,55,000/-	Rs.2,90,97,500/-	Rs.2,88,40,000/-	Rs.2,85,82,500/-	Rs.2,83,25,000/-
4 BHK I	DIAMOND PALACE	2970 Sq.ft./ 275.92 Sq.mt.	2304.57 Sq.ft./ 214.10 Sq.mt.	1678.10 Sq.ft./ 155.90 Sq.mt.	Rs.3,38,58,000/-	Rs.3,35,61,000/-	Rs.3,32,64,000/-	Rs.3,29,67,000/-	Rs.3,26,70,000/-
4 BHK I	DIAMOND PALACE	3000 Sq.ft./ 278.70 Sq.mt.	2334.06 Sq.ft./ 216.84 Sq.mt.	1685.96 Sq.ft./ 156.63 Sq.mt.	Rs.3,42,00,000/-	Rs.3,39,00,000/-	Rs.3,36,00,000/-	Rs.3,33,00,000/-	Rs.3,30,00,000/-
4 BHK II	SAPPHIRE PALACE	3550 Sq.ft./ 329.80 Sq.mt.	2802.83 Sq.ft./ 260.39 Sq.mt.	2159.90 Sq.ft./ 200.66 Sq.ft.	Rs.4,04,70,000/-	Rs.4,01,15,000/-	Rs.3,97,60,000/-	Rs.3,94,05,000/-	Rs.3,90,50,000/-
4 BHK II	SAPPHIRE PALACE	3720 Sq.ft./ 345.59 Sq.mt.	2948.36 Sq.ft./ 273.91 Sq.mt.	2201.66 Sq.ft./ 204.54 Sq.mt.	Rs.4,24,08,000/-	Rs.4,20,36,000/-	Rs.4,16,64,000/-	Rs.4,12,92,000/-	Rs.4,09,20,000/-

Note: Above price is applicable for Construction link Payment plan and Special payment plan

EXCLUSIVE FREE OFFER

1) One Time Lease Rent	2) Upto 15 KVA Power Backup*
3) 1st Transfer - As per Agreement to Sell	

ADDITIONAL CHARGES

(A) Corner PLC - Additional Premium will be charged on the basis of Super Area @ Rs. 200/- per Sq.ft. on Wing No. 11,24,27,35

(B) Car Parking

- i) Usage Right of One Covered Car Parking - Rs. 5,00,000/-
- ii) Usage Right of One Back to Back Covered Car Parking - Rs. 8,00,000/-

Note:

- i) Usage Right of One Covered Car Parking Mandatory for 3BHK
- ii) Usage Right of Two Covered Car Parking Mandatory for 4BHK & above

(C) Additional Power back up charges - Rs. 30,000/- per KVA

PRICE LIST

PHASE - I

DOWN PAYMENT PLAN (14% DISCOUNT ON BSP)

Booking Amount	10%
With in 30 Days of Booking	85%
On offer of Possession	5%

CONSTRUCTION LINKED PAYMENT PLAN

On Booking	10%
With in 30 Days of Booking	20%
On Start of Excavation	7.5%
On casting of Roof Slab of Ground Floor of Tower	7.5%
On casting of Roof Slab of 5th Floor of Tower	7.5%
On casting of Roof Slab of 10th floor of Tower	7.5%
On Casting of Roof Slab of 16th Floor of Tower	7.5%
On Casting of Roof Slab of 22nd Floor of Tower	7.5%
On Casting of Top Floor roof slab of Tower	7.5%
On Internal Gypsum Plaster and I.P.S. Flooring of Unit	7.5%
On Start of external putty primer of Tower	5%
On offer of Possession	5%

SPECIAL PAYMENT PLAN* (50:15:15:20)

On Booking	10%
With in 30 Days of Booking	40%
On Casting of Roof slab of 16th Floor of Tower	15%
On Casting of Top Floor roof slab of Tower	15%
On Start of external putty primer of Tower	10%
On offer of Possession	10%

TERMS & CONDITION:-

- 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.
- Power Backup For 3BHK - 10KVA, 4BHK I - 12.5KVA, 4BHK-II - 15KVA.
- Prices running on the date of booking and accepted by the company shall be applicable.
- 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 etc. are in addition to the aforementioned price and shall be payable at the time of offer of possession ("Other Charges").
- One time Charges/Possession Charges such as Interest Free Maintenance Security Deposit, Replenishment Fund, Maintenance Charges, Club Usage Charges, Water & Sewer 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 condition 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 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 Super Area.
- Cheque/Draft to be issued in favor of "M/S MAHAGUN INFRATECH PRIVATE LIMITED COLLECTION A/C FOR MAHAGUN MEDALLEO" payable at Noida.
- RTGS DETAILS: A/C NO - 777705432189, Bank Name : ICICI Bank Ltd. Branch, Sec-63, Noida, IFSC Code: ICIC0000816
- The area mentioned in the price list in Sq.ft. has been rounded off.
- 1 Sq.mtr. = 10.764 Sq.ft.

MAHAGUN INFRATECH PVT. LTD.

Corp. Off.: A-19, Sec- 63, Noida, Uttar Pradesh - 201301 | Tel.: +91 120 4839900
Site Office : GH-01/A (Alpha), Sector 107, Noida, U.P.
www.mahagunmedalleo.com

RERA Registration No.

UPRERAPRJ125561
www.up-rera.in