



KLJ TOWNPLANNERS (P) LTD
Sector: 77, Greater Faridabad



Project Elevation

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Floor Plan

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TENTATIVE Specification for Standard flats

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Structure	Earthquake resistant R.C.C. framed structure with infill brickwork.	
Wall finish	Internal	All internal walls plastered & painted in pleasing shades of oil bound distemper.
	External	Aesthetically designed classical exterior.
Flooring	Living/Dining	Vitrified Tile/Wooden flooring (Laminate).
	Bedrooms	Vitrified Tile Flooring / Wooden flooring (Laminate).
	Balconies	Anti skid Ceramic Tiles.
Toilets	Dado	Selected ceramic tiles.
	Flooring	Anti skid Ceramic Tile Flooring.
	Fitting	Wash Basin, EWC, Hot & Cold Water Mixer fittings (Without Geyser).
Kitchen	Flooring	Anti skid Ceramic Tile Flooring.
	Dado	Ceramic Tiles upto 2'-0" height above Working Platform, rest with paint pleasing shades of oil bound distemper.
	Platform	Working Platform in Granite top with Stainless Steel Sink.
Windows	Aluminum windows or equivalent.	
Doors	All Doors shall be Hardwood Frame/Quality Flush Doors.	
	All door shutters shall be flush type.	

Water Supply	Hot & Cold Water mixing arrangement in each flats, large under ground & over-head tank with boosting arrangement.
Electrical	PVC recessed copper wiring with provision of A/c point in all rooms with convenient and adequate provision of light & power points as well as T.V. & Telephone points in all rooms.
Lifts	Electrically controlled lifts with 100% power backup.
Fire system	Fire protection system in accordance with the latest NBC code.
Power supply	Phase connection in all flats with mandatory power back up facilities of 2 K.V.A.
Stair / passage	Kota Stone Flooring.

Note: All buildings layouts/units plans, specifications etc. Are tentative & subject to variation & modification by the developer/architect/authorities sanctioning such plans.

PRICE LIST & PAYMENT PLAN, SECTOR-77, FARIDABAD

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<u>Basic Sales Price (BSP)</u>	1BR : Rs.15 Lacs
	2BR : Rs. 23.50 Lacs
	3BR : Rs. 28.75 Lacs

PLAN – A Down Payment Plan (8 % Rebate on BSP)

At the time of Booking	10% of BSP
Within 45 Days From date of Booking	85% of BSP + EDC & IDC + Car Parking + PLC (if applicable)
On Possession	5% of BSP+Other Additional Charges etc.

PLAN – B Construction Linked Installment Plan

At the time of Registration / Booking	Rs.1 Lac (1BR), Rs 1.5 Lac (2BR), 2 Lac (3BR)
On Allotment of Unit	Complete 10% of BSP
On Start of excavation	7.5% of BSP + 25% of EDC & IDC
On Completion of Ground floor roof slab	7.5% of BSP + 25% of EDC & IDC
On Completion of Second floor roof slab	7.5% of BSP + 25% of EDC & IDC
On Completion of Fourth floor roof slab	7.5% of BSP + 25% of EDC & IDC
On Completion of Sixth floor roof slab	5% of BSP + Car Parking + PLC (if applicable)
On Completion of Eighth floor roof slab	5% of BSP
On Completion of Tenth floor roof slab	5% of BSP
On Completion of Twelfth floor roof slab	5% of BSP
On Completion of Fourteenth floor roof slab	5% of BSP
On Completion of Sixteenth floor roof slab	5% of BSP
On Completion of Eighteenth floor roof slab	5% of BSP
On Completion of Brick Work in Apartment	5% of BSP + Club Membership (if applicable)
On Completion of Plaster Work	5% of BSP
On Possession	15% of BSP + IFMS + Other Additional Charges etc.

Additional Charges

1. EDC & IDC	Rs. 170/- Per Sq.Ft.
2. Power Backup (2KVA Mandatory)	Rs. 25000/- per KVA
3. Club Membership (Optional)	Rs. 40000/-
4. Car Parking	Covered : Rs. 250000/- Open : Rs. 100000/-
5. IFMS	Rs. 50/- Per Sq.Ft.

Preferential Location Charges (PLC)

For First Floor	5% of BSP
For Second Floor	4% of BSP
For Third Floor	3% of BSP

Note: -

1. Payment should be made by cheque / draft only, favoring "KLJ Town Planners (P) Ltd." Payable at New Delhi.
2. In case of any upward revision of EDC & IDC by Govt. agencies in future, the same will be recovered proportionately.
3. Prices indicated above are subject to revision at the sole discretion of the company without prior notice.
4. Prices ruling on the date of booking and its acceptance by the company shall be applicable.
5. Other charges such as Stamp Duty and Registration etc. shall be payable at the time of possession.

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