



Marbella Royce

EMBRACE THE LUXE!

PAYMENT PLAN

wef: 20.03.2024

Plan D: 25% 25% 25% 10% 15% (Plan Available Through Bank Loan or Self-Funding Only)	
Booking Amount (Agreement)	10%
Within 30 days of Booking	15%
On Casting of 20th Floor Roof Slab	25%
On completion of 42th floor roof slab	25%
On completion of false ceiling, flooring & outer windows installation of the towers	15%
At the time of offer of possession	10% + ECP + Other Applicable Charges (if any)

Terms & Conditions

1. Bank draft/cheque to be issued in favor of "Garg Builders & Promoters LLP" payable at Par.
2. Extra Car parking (E.C.P) Area can be purchased at a one time cost of Rs. 10,00,000+GST per car parking. (subject to availability-Maximum Up to three parking per Apartment).
3. If desired, additional Gen-Set power back up load can be provided at @ Rs. 35,000 per KVA. + GST. Meter Installation Charges would be extra & shall be collected before over of possession.
4. Loan subject to approval from bank and company shall not be responsible or liable there to in any manner. Nor even approval of loan shall be the responsibility of the company.
5. 2 years maintenance charges @ Rs.2.5/- per sq. ft. are included in price. Any other applicable charges would be extra and shall be collected before of possession.
6. Interest shall be the SBI's highest marginal cost of landing rate + 2% + GST will be charged on all delayed payments. Please refer standard apartment buyer's agreement.
7. Transfer charges will be charged @ Rs. 2.5 Lakh + GST as applicable.
8. GST, Registration charges, Stamp duty & other applicable statutory levies/taxes/charges etc. as per Government Norms. Shall be payable an actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.
9. Prices, terms & conditions stated here in are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & conditions please refer standard apartment buyer's agreement and incase of may contradiction, the terms & conditions as mentioned in the apartment buyer agreement shall be effective.
10. Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
11. All Mentioned Areas are Approximate.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3



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PRICE LIST

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STANDARD INCLUSIONS (Version 1.6, Phase - 1)	VALUE 5 BHK RESIDENTIAL SUITES	YOU PAY
<p>Doors & Windows: Keyless Entry, Video Door Phone, Flush Door & Frame with Teakwood Veneer, High Grade Aluminum window with Toughened Glass & Mesh Doors.</p> <p>Kitchen (Category): Branded Modular Kitchen with R.O, Chimney, Geyser, HOB, 25-30 ltr. Build-in Microwave & OTG & 600 ltr. Refrigerator, and Dishwasher (12 Place Setting) in Titanium Category.</p> <p>Washroom: Full Equipped Washroom with Branded CP & Sanitary Fitting including Vanity, Looking mirror, One Geyser & Glass Shower Enclosure, Shower, False Ceiling with Ambient Lighting, Mosaic & Exhaust Fans.</p> <p>Service Balcony: RCC Wall, Wet Point and Electrical Provision & Paints.</p> <p>Leisure: With SS/MS Railing</p> <p>Wardrobes: Full Height Well-to-Wall Modular wardrobes with Lacquered Glass on Top in all Bedroom.</p> <p>Paint: Premium Emulsion Paint Work Inside Apartment(s).</p> <p>Safety: Sprinklers, LPG, Gas Line Fitting & Panic Button.</p> <p>False Ceiling: With Ambient Lighting & Fans Ceiling Respective according to Category. Indoor Highwall Air Conditioning with Outdoor VRV System in all Bedrooms, Living Room and Utility Room.</p> <p>Flooring: Complete Flooring with Italian Marble Finishing Tiles in Kitchen, Bedrooms & Living Area, Anti Skid Italian Tiles in Washroom & Balconies, Wooden Flooring in Master Bedroom.</p> <p>Electrical: Basic Electric fitting, Switches, Provision for DTH/Telephone/Intercom and internet etc.</p>	Rs. 40,00,000/-	Rs. 0/-
Gen-Set Power Backup Installation 7KVA for 5 BHK as Standard.	Rs. 2,45,000/-	Rs. 0/-
Two Covered Car Parking ad Standard for 5 BHK residential suites.	Rs. 20,00,000/-	
Club Membership(s) as Standard.	Rs. 7,50,000/-	Rs. 0/-
Society Maintenance Charge for first two years from of possession.	Rs. 2,65,000/-	
Interest Free Maintenance Security (I.F.M.S).	Rs. 1,20,000/-	
Extra Development Charge (EDC) & Internal Development Charge (IDC).	Rs. 0/-	Rs. 0/-
Fire Fighting Charges (FFC) & External Electrification Charges (EEC).	Rs. 0/-	
TOTAL VALUE/YOU PAY	Rs. 73,80,000/-	Rs. 0/-



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4 BHK Apartment (4B + 5W + Store/Puja Room)

Super Area: 3500.54 sq. ft., Built-up Area : 2690.43 sq. ft.

LOCATION	NORTHEAST+SUNFACING NON-CORNER UNIT	NORTHEAST+SUNFACING CORNER UNIT	PARK FACING NON-CORNER UNIT	PARK FACING CORNER UNIT
Super Area	3120 sq. ft.	3300 sq. ft.	3120 sq. ft.	3300 sq. ft.
1 st -42 th Floor	3,12,00,000/-	3,30,00,000/-	3,12,00,000/-	3,30,00,000/-
Note:- Rs. 25 Lac will be charge extra for Park Facing Units. Note:- Rs. 10 Lac will be charge extra for Corner Units (Non Park Facing).				

5 BHK Apartment (5B + 6W + Store + Puja Room)

Super Area: 4141.57 sq. ft., Built-up Area : 3428.14 sq. ft.

LOCATION	NORTHEAST+SUNFACING NON-CORNER UNIT	NORTHEAST+SUNFACING CORNER UNIT	PARK FACING NON-CORNER UNIT	PARK FACING CORNER UNIT
Super Area	4120 sq. ft.	4300 sq. ft.	4120 sq. ft.	4300 sq. ft.
1 st -42 th Floor	4,12,00,000/-	4,30,00,000/-	4,12,00,000/-	4,30,00,000/-
Note:- Rs. 25 Lac will be charge extra for Park Facing Units. Note:- Rs. 10 Lac will be charge extra for Corner Units (Non Park Facing).				