

SPIRE 103
SECTOR 103, GURGAON

flexi
payment
plan

PRICE LIST

Effective: June 01, 2011

BSP (Basic Sale Price including Standard Specifications)	As Applicable
External Development Charges (EDC)	Rs. 328/- per sq.ft.
Infrastructure Development Charges (IDC)	Rs. 36/- per sq.ft.

Preferential Location Charges (PLC)

Ground Floor	Rs. 100/- per sq.ft.
First Floor	Rs. 100/- per sq.ft.
Second Floor	Rs. 75/- per sq.ft.
Third Floor	Rs. 75/- per sq.ft.
Top Floor	Rs. 100/- per sq.ft.
Corner	Rs. 75/- per sq.ft.
Landscape Facing	Rs. 75/- per sq.ft.
Lawn	Rs. 1000/- per sq.ft.

(Maximum PLC payable by an Allottee shall be Rs. 175/- per sq.ft. e.g. PLC on Corner + Ground + Landscape Facing Apartment shall be Rs 175/- per sq.ft. This is apart from the Lawn Charges which are payable wherever applicable.)

Interest Free Maintenance Security Deposit (IFMS)	Rs. 50/- per sq.ft.
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Car Parking Charges*

Charges for Covered Car Parking Space (Basement/stilt)	
Single Car Parking Bay	Rs. 2,50,000/-
Dual Car Parking Bay	Rs. 4,00,000/-
Club Membership Charges	Rs. 1,00,000/-

NOTE:

- (1) Service Tax, as applicable on above amounts, shall be payable extra.
- (2) In case of any increase in EDC or IDC by Government, increased amount shall be payable by allottee.
- (3) 'Per sq. ft.' rates are payable for Super Area of Unit/Flat.
- (4) It is mandatory to take at least one covered car parking space with every flat. Choice of parking will be on first come, first serve basis. Additional car parking space shall be provided subject to availability at the time of possession and shall be payable extra.
- (5) Price and availability are subject to change without any notice. Please check the prices applicable on the date of booking.
- (6) 1 sq.ft. = 0.093 sq.mtr.

DOCUMENTS REQUIRED

- (1) Completed Application Booking Form with signature of the Applicant(s) on every page
- (2) Booking Amount cheque in favour of M/s A N BUILDWELL PRIVATE LIMITED 103
- (3) Two Photographs each of the Applicant/Co-Applicant
- (4) Copy of PAN Card
- (5) Proof of Residence (Voter Identity Card, Driving License, Passport, Electricity/Water bill, Gas connection, Landline or mobile telephone bill not more than three month old.)

In case of companies, additional documents shall be required.

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BSP: As Applicable

Stages

- 1 Registration Deposit
- 2 Within 30 days of date of acceptance of application by developer
- 3 Within 60 days of date of acceptance of application by developer
- 4 Within 120 days of date of acceptance of application by developer

Payable

Rs. 4,00,000/-

10% of BSP less registration deposit

10% of BSP

Minimum 10% of BSP upto 80% of BSP

15% flexi-discount on this amount.

Balance payable in 10 construction-linked instalments:

Total amount paid till Stage 4	30%	40%	50%	60%	70%	80%	90%	100%
Balance Payable	70%	60%	50%	40%	30%	20%	10%	Nil

Construction Stage

Your Payment Schedule

Other Charges Payable

Construction Stage	7%	6%	5%	4%	3%	2%	1%	-	Other Charges Payable
5 At foundation/raft level	7%	6%	5%	4%	3%	2%	1%	-	Nil
6 On casting of Plinth beam	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
7 On casting of 1st floor roof	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
8 On casting of 5th floor roof	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
9 On casting of 7th floor roof	7%	6%	5%	4%	3%	2%	1%	-	25% of EDC & IDC Charges
10 On casting of top floor roof	7%	6%	5%	4%	3%	2%	1%	-	50% of car parking
11 On completion of Internal Plaster	7%	6%	5%	4%	3%	2%	1%	-	50% of car parking
12 On completion of Internal Flooring	7%	6%	5%	4%	3%	2%	1%	-	Nil
13 On completion of External Plaster	7%	6%	5%	4%	3%	2%	1%	-	PLC as applicable
14 On offer of Possession	7%	6%	5%	4%	3%	2%	1%	-	IFMS + Club Membership + Stamp Duty Charges + Any other

*These instalments shall become payable on demand irrespective of the serial order in which they are listed.

Payment schedule for customization charges, as applicable, will be separate. Conditions apply. Please ask our sales executives for details.

Ab Price Bhi
Meri Marzi Ka



See how your effective BSP goes down based on the amount you pay at Stage 4

Amount paid within 60 days/on allotment	20%	20%	20%	20%	20%	20%	20%	20%
Amount paid by you at Stage 4	10%	20%	30%	40%	50%	60%	70%	80%
Less 15% Cash Back Discount	- 1.5%	- 3%	- 4.5%	- 6%	- 7.5%	- 9%	- 10.5%	- 12%
Net amount actually paid at Stage 4	8.5%	17%	25.5%	34%	42.5%	51%	59.5%	68%
Balance to be paid on CLP	70%	60%	50%	40%	30%	20%	10%	-
Your effective rate as %age of BSP	98.5%	97%	95.5%	94%	92.5%	91%	89.5%	88%

All figures w.r.t. BSP



SPECIFICATION

STRUCTURE:	RCC Framed earthquake resistant structure
Structure of Tower	RCC Framed earthquake resistant structure
Floorings	
Living Room/Dinning/Bedrooms/Study	Vitrified Tiles
Kitchen	Ceramic Tiles
Toilets	Ceramic Tiles
Servant Room	Ceramic Tiles
Balcony/Terrace	Anti-Skid Ceramic Tiles
Lift Lobbies	Selected Granite/Marble
Fittings & Fixtures	
Living Room/Dinning/Bedrooms/Study	Nil
Kitchen	Marble Counter with single Bowl Stainless Steel Sink, Drain Board, with CP Fittings and Ceramic Tiles on working platform; rest Oil Bound Distemper
Toilets	White ceramic fixtures and CP fittings with connection for Geysers
Internal Wall Finish	
Living Room/Dinning/Bedrooms/Study	Oil Bound Distemper
Servant Room	Oil Bound Distemper
Lift lobbies	Selected Marble/Granite cladding
Ceiling	Oil Bound Distemper
External Façade of Towers	Combination of Stone and Textured Paint Finish
Windows	Powder Coated/Anodized Aluminum Glazing
Doors	Seasoned Hardwood Frames with Flush Door Shutters
Electrical	Copper Wiring, Concealed Conduits and Modular Switches. 24x7 Power Back-Up, TV & Telephone points in living room and master bedroom only

NOTE:

- The choices for customization are provided above and the Applicant/Allottee shall be required to opt from the multiple specifications offered above by the Developer only. The price for the additional specifications opted from the list shall be additionally payable by the Applicant/Allottee as per applicable rates
- Some features may be available in select apartments only
- All buildings, layouts, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans
- Modifications/customizations are subject to the terms & conditions stated in the Application Form/Buyer Agreement
- License No. 12 of 2011 dated 03-02-2011 issued to M/s A N Buildwell Private Limited for Group Housing Colony of 11.5 acres. Building Plans subject to final approval. Total residential units/Flats 500, Facilities: Nursery School, Daily-need shop, Club. Approval may be checked in the office of A N Buildwell Pvt. Ltd. at 5D, Plaza M6, District Centre, Jasola, New Delhi 110025