

PRICE LIST

W.E.F 1st MAY, 2023

GDA APPROVED PROJECT

THE NEST

Apartment	TYPE -1A (1BHK + 1 Toilet)	TYPE -1B (1BHK + 1 Toilet)	TYPE -1B" (1BHK + 1 Toilet)	TYPE -1 (2BHK + 2 Toilet)
Carpet Area (Sq. Mtr SqFt. Sq. Yard)	38.08 409.89 45.54	45.5 489.76 54.42	45.5 489.76 54.42	60.80 654.45 72.72
Super Area (Sq. Mtr SqFt. Sq. Yard)	69.67 750 83.33	73.39 790 87.77	74.78 805 89.44	101.26 1090 121.11
Average Basic Price (Middle Floor)	₹ 40,12500/-	₹ 42,26500/-	₹ 40,06750/-	₹ 58,31500/-

UTOPIA

Apartment	TYPE -2 (2BHK + 2 Toilet)	TYPE -1 (3BHK + 2 Toilet)	TYPE -1" (3BHK + 2 Toilet)	TYPE -1A (3BHK + 2 Toilet)
Carpet Area (Sq. Mtr SqFt. Sq. Yard)	60.67 653.05 72.56	73.67 792.98 88.11	73.67 792.98 88.11	73.67 792.98 88.11
Super Area (Sq. Mtr SqFt. Sq. Yard)	101.26 1090 121.11	115.19 1240 137.77	117.05 1260 140	119.84 1290 143.33
Average Basic Price (Middle Floor)	₹ 58,86000/-	₹ 66,96000/-	₹ 68,04000/-	₹ 69,66000/-

PAYMENT PLAN @ CLP

THE NEST				UTOPIA			
FLOOR	BSP	FLOOR	BSP	FLOOR	BSP	FLOOR	BSP
17th	₹ 4900/-	8th	₹ 5400/-	14th	₹ 5100/-	7th	₹ 5450/-
16th	₹ 5000/-	7th	₹ 5450/-	13th	₹ 5150/-	6th	₹ 5500/-
15th	₹ 5050/-	6th	₹ 5500/-	12th	₹ 5200/-	5th	₹ 5600/-
14th	₹ 5100/-	5th	₹ 5600/-	11th	₹ 5250/-	4th	₹ 5700/-
13th	₹ 5150/-	4th	₹ 5700/-	10th	₹ 5300/-	3rd	₹ 5800/-
12th	₹ 5200/-	3rd	₹ 5800/-	9th	₹ 5350/-	2nd	₹ 5900/-
11th	₹ 5250/-	2nd	₹ 5900/-	8th	₹ 5400/-	1st	₹ 6000/-
10th	₹ 5300/-	1st	₹ 6000/-				
9th	₹ 5350/-						

ADDITIONAL PREMIUM CHARGES

Additional Parking Usage Right	TYPE -1 (2BHK + 2 Toilet)	TYPE -2 (2BHK + 2 Toilet)	TYPE -1 (3BHK + 2 Toilet)	TYPE -1" (3BHK + 2 Toilet)	TYPE -1A (3BHK + 2 Toilet)
Cost	₹ 43,6000/-	₹ 43,6000/-	₹ 49,6000/-	₹ 50,4000/-	₹ 51,6000/-

	Payment Scheme	Total Consideration
Land Cost	At the time of Booking	10%
	Within 45 days of booking	20%
Building Cost	2.5% of Eighteen equal instalments from the start of construction till the completion of structure	45%
Utility Cost	2% of Ten equal instalments from the start of finishing work till offer of possession	20%
Fit Out Cost	At the time of offer of possession	5%

ONE TIME CHARGES PAYABLE AT THE TIME OF OFFER OF POSSESSION

THE NEST

Charges	TYPE -1A (1BHK + 1 Toilet)	TYPE -1B (1BHK + 1 Toilet)	TYPE -1B" (1BHK + 1 Toilet)	TYPE -1 (2BHK + 2 Toilet)
IFMS	₹ 22,500/-	₹ 23,700/-	₹ 24,150/-	₹ 32,700/-
Dual meter	₹ 25,000/-	₹ 25,000/-	₹ 25,000/-	₹ 25,000/-
Sinking Fund	₹ 37,500/-	₹ 39,500/-	₹ 40,250/-	₹ 54,500/-

UTOPIA

Charges	TYPE -2 (2BHK + 2 Toilet)	TYPE -1 (3BHK + 2 Toilet)	TYPE -1" (3BHK + 2 Toilet)	TYPE -1A (3BHK + 2 Toilet)
IFMS	₹ 32,700/-	₹ 37,200/-	₹ 37,800/-	₹ 38,700/-
Dual meter	₹ 25,000/-	₹ 25,000/-	₹ 25,000/-	₹ 25,000/-
Sinking Fund	₹ 54,500/-	₹ 62,500/-	₹ 63,250/-	₹ 64,500/-

TERMS & CONDITIONS

- AGC (Additional Govt. Charges Including EDC (External Development Charges), EEC (External Electrification Charges), FFC (Fire Fighting Charges) & IDC (Internal Development Charges) is payable as applicable & indicated by the company.
- Advance Maintenance Charges Rs. 30/- per sq.ft. is applicable for the maximum of 12 months. From the date of offer of possession Payment Cheques should be made in favour of Paramount Facilities and Services Private Limited. The cheque of IFMS as mentioned above will be directly payable to registered RWA of the society.
- Registration , Stamp Duty, GST, Statutory Taxes, Metro Cess, Elevated Road Cess, Labour Cess and Other Governmental Levies/Cess charges shall be payable extra by customer on offer of possession.
- Dual Electrical Meter Charges shall be charged extra at the time of offer of possession.
- Loading of Extra Circulation Area Comprises of Individual Unit Circulation Area (IUCA), Tower Circulation Area (TCA) and Utility Circulation Area (UCA)*
- No Escalation charges for the apartment sold, subject to the fulfillment of the terms and conditions as agreed between SVP Builders (India) Limited and Buyer as per application.
- In case of default from either side i.e if company makes a default in delivering the possession of the flat to allottee within the prescribed time period or vice- versa if allottee makes a default in paying the dues/ installments within the prescribed time period then interest and penalty shall be levied as described in detail in the Flat Buyer's Agreement which shall be in accordance to the Uttar Pradesh Real Estate (Regulation and Development) Rules 2016.
- The terms & conditions of sales mentioned herein are only tentative and are subject to the terms & conditions mentioned in the Flat Buyer's Agreement.
- All Building Plans, Layouts, Specification are subject to changes and modifications as decided by the company/ Architect or any other Competent Authority.
- Cheques/ Drafts to be issued in favour of "SVP BUILDERS (INDIA) LIMITED " payable at Ghaziabad, outstation cheques will not be accepted. Dishonor of cheque will be liable for the penal actions under Section 138 of the Negotiable Instrument Act, 1881.
- According to RERA and Superseded by Builder Buyer's Agreements on cancellation of the booking of the Flat value shall be deducted and the rest amount, if any, shall be refunded without any interest to the allottee. Allottee shall raise no objection of any kind in this respect.
- This Price List is not a Legal Offering. Prices are subject to change without any prior intimation at the sole discretion of the company.
- Governing Laws and Jurisdiction:- This price list shall be governed construed, interpreted and performed in accordance with Indian laws and any disputes herein shall be referred exclusively to the jurisdiction of the Courts Ghaziabad. Any dispute, arising out of this price list, shall be adjudicated through Arbitration, which shall be presided by a sole Arbitrator. The said Sole Arbitrator shall be appointed by the SVP BUILDERS(INDIA) LIMITED. The Arbitration shall take place in Ghaziabad only and all proceedings of Arbitration shall be recorded in the English Language.

Home Loan Tie-up with :



SVP Builders India Limited

17, Kiran Enclave, Near Samrat Hotel,
G.T. Road, Ghaziabad, (Uttar Pradesh)
Pin Code : 201001

Contact No.

0120-4187000, 8448959595

E-mail: sales@svpgroup.in

RERA
REGISTRATION NO.

UPRERAPRJ626371