

OYSTER

GRANDÉ

PRICE LIST

w.e.f. 16 / 10 / 2012

Price	
Basic Sale Price (BSP)	As Applicable
External Development Charge (EDC) & Infrastructure Development Charge (IDC)	Rs. 307 per sq. ft.
Club Membership Registration Charges (CMRC)	Rs. 250,000/-
Interest Free Maintenance Security (IFMS)	Rs. 100/- per sq. ft.
Preferential Location Charges (PLC)	
Ground Floor	Rs. 250/- per sq. ft.
First Floor	Rs. 200/- per sq. ft.
Second Floor	Rs. 150/- per sq. ft.
Third Floor	Rs. 100/- per sq. ft.
Top Floor	Rs. 150/- per sq. ft.
Green Facing	Rs. 75/- per sq. ft.
Central Green Facing	Rs. 125/- per sq. ft.
Master Plan Green Facing	Rs. 100/- per sq. ft.
Sector Road Facing	Rs. 100/- per sq. ft.
Club / Pool Facing	Rs. 125/- per sq. ft.
Car Parking Charges	
Stilt	Rs. 450,000/-
Basement	Rs. 375,000/-
Open	Rs. 4,00,000/-
Type of Apartment	Mandatory Number of Car Parking
3 BHK (all variants)	02 (Two)
4 BHK & Penthouses (all variants)	03 (Three)
Power Back up Charges	
3 BHK or 3BHK + Servant Room	Rs. 1,50,000/- for 6 KW
3 BHK + Study + Servant Room	Rs. 2,00,000/- for 8 KW
3 BHK + Powder Room + Servant Room	
4 BHK + Powder Room + Servant Room	Rs. 2,50,000/- for 10 KW
4 BHK + Family Lounge + Powder Room + Servant Room	
4 BHK Penthouse	Rs. 5,00,000/- for 20 KW
5 BHK Penthouse (Type A & B)	
5 BHK Penthouse (Type C)	Rs. 6,25,000/- for 25 KW
Notes:	
• Cheque / DD shall be drawn in favour of "Adani M2K Projects LLP" payable at par at Gurgaon / Delhi only.	
• Prices are subject to revision without prior notice. Prices prevailing on the date of acceptance of Application will be applicable.	
• All charges are calculated and payable on super / saleable area of respective apartments.	
• Timely Payment of all installments and other charges is the essence of Allotment.	
• Allotment shall be subject to the salient terms and conditions as per the standard Application Form, Apartment Buyers Agreement, Maintenance Agreement, etc	
• The EDC/IDC charges mentioned here are as per the License granted by the Govt. of Haryana and are subject to finalisation/ revision as per the terms of said License.	
• Service Tax and all other applicable taxes and levies are to be paid alongwith each installment.	

Sole/First Applicant

Second Applicant,if any

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PAYMENT PLAN

w.e.f. 16 / 10 / 2012

DOWN PAYMENT PLAN (with 10 % Rebate on Basic Sale Price)		
On Application	Application Money	
Within 60 days of Application	95% of BSP less Application Money + 100% of PLC + 100% of EDC & IDC +100% of Car Parking Charges	
On Offer of Possession	5% of BSP + IFMS + CMRC + Power Back up Charges + Stamp Duty & Registration Charges + All other charges	
CONSTRUCTION LINKED PAYMENT PLAN		
On Application	Application Money	
Within 45 days of Application	20% of BSP less Application Money	
On Start of Excavation / within 90 days of Application, whichever is later	10% of BSP	
On Start of Lower Basement Slab	10% of BSP + 50% of EDC & IDC + 25% of PLC	
On Start of Ground Floor Slab	10% of BSP + 50% of EDC & IDC + 25% of PLC	
On Start of 3rd Floor Slab	7.5% of BSP + 25% PLC + 50% of Car Parking Charges	
On Start of 6th Floor Slab	7.5% of BSP + 25% PLC + 50% of Car Parking Charges	
On Start of 9th Floor Slab	7.5% of BSP	
On Start of 12th Floor Slab	7.5% of BSP	
On Start of 15th Floor Slab	5% of BSP	
On Start of 18th Floor Slab	5% of BSP	
On Start of Top Floor Slab	5% of BSP	
On Offer of Possession	5% of BSP + IFMS + CMRC + Power Back up Charges + Stamp Duty & Registration Charges + All other charges	
APPLICATION MONEY		
Type of Apartment	Upfront Cheque	Advance Cheque of 45 Days
For 3 BHK / 3 BHK + Servant Room :	Rs. 8 Lacs	Rs. 10 Lacs
For 3 BHK + Study or Powder Room + Servant Room :	Rs. 12 Lacs	Rs. 15 Lacs
For 4 BHK + Powder Room + Servant Room :	Rs. 15 Lacs	Rs. 20 Lacs
For 4 BHK + Family Lounge + Powder Room + Servant Room :	Rs. 20 Lacs	Rs. 25 Lacs
For Penthouses:	Rs. 25 Lacs	Rs. 30 Lacs
Legends:		
BSP: Basic Sale Price	PLC: Preferential Location Charges	
CMRC: Club Membership Registration Charges	EDC: External Development Charges	
IDC: Infrastructure Development Charges	IFMS: Interest Free Maintenance Security	

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