

**PAYMENT PLAN**

**(UNITS Up to G+22 Floors)**

**(Tower A, B1, B2, C1, C2 & Tower D)**

**Plan A- Cash down Payment Plan**

|                           |  |
|---------------------------|--|
| Upon booking              | 10% of (B.S.P.)  |
| Within 60 days of booking | 85% of (B.S.P.) + 100% of (C.M.)+(EEC/FFC)+(IDC/EDC)+(P.B)+Parking |
| On offer of possession    | 05% of (B.S.P.) + 100% of (PLC)+(IFMS)+(L.R)                       |

**Plan B- Flexi Payment Plan**

|  |                                       |
|--|---------------------------------------|
| Upon booking                               | 10% of (B.S.P)                        |
| Within 30 days of booking                  | 10% of (B.S.P)                        |
| On excavation                              | 20% of (B.S.P) + 20% of PLCs          |
| On commencement of foundation raft casting | 10% of (B.S.P) + 20% of PLCs          |
| On commencement of 2nd floor slab casting  | 05% of (B.S.P) + 20% of PLCs          |
| On commencement of 4th floor slab casting  | 05% of (B.S.P) + 20% of PLCs          |
| On commencement of 8th floor slab casting  | 05% of (B.S.P) + 20% of PLCs          |
| On commencement of 12th floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of 16th floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of 20th floor slab casting | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of Top floor slab casting  | 05% of (B.S.P) + 25% of Other Charges |
| On commencement of internal plaster work   | 05% of (B.S.P)                        |
| On commencement of flooring work           | 05% of (B.S.P)                        |
| On offer of possession                     | 05% of (B.S.P) + (IFMS)+(L.R)         |

**Plan C- Construction Link Payment Plan**

|  |                                       |
|--|---------------------------------------|
| Upon booking                               | 10% of (B.S.P)                        |
| Within 45 days of booking                  | 10% of (B.S.P)                        |
| On excavation                              | 10% of (B.S.P) + 20% of PLCs          |
| On commencement of foundation raft casting | 10% of (B.S.P) + 20% of PLCs          |
| On commencement of 2nd floor slab casting  | 10% of (B.S.P) + 20% of PLCs          |
| On commencement of 4th floor slab casting  | 10% of (B.S.P) + 20% of PLCs          |
| On commencement of 8th floor slab casting  | 05% of (B.S.P) + 20% of PLCs          |
| On commencement of 12th floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of 16th floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of 20th floor slab casting | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of Top floor slab casting  | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of internal plaster work   | 05% of (B.S.P) + 20% of Other Charges |
| On commencement of flooring work           | 05% of (B.S.P)                        |
| On offer of possession                     | 05% of (B.S.P) + (IFMS)+(L.R)         |

\*Duly accepted & Signed by applicants.

**Note:-**

- ✓ Cheque / Bank Draft to be made in favor of **M/s. Cosmos Infraestate Pvt. Ltd.** Payable at Noida / New Delhi/Delhi.
- ✓ The EDC, IDC, IFMC, Power backup, Lease rent, Club Membership, Car Parking etc...and Registration Charges in addition to BSP (Basic Sale Price) are applicable as per the rate mention in price list and any other Government levy or charges will be paid extra by the buyer..

- ✓ Prices are subject to revision to sole discretion of the Company and the price of flat prevailing at the time of booking would be applicable for the booking of flat.
- ✓ Stamp duty, Registration and other statutory dues / charges (if any) are extra and is payable to relevant authorities.
- ✓ In case of difference of price, period of payment etc. the terms mention to the buyer's agreement/ Allotment Letter for allotment would prevail.
- ✓ Rebate of Down Payment / Flexi Payment is strictly subject to timely payment as per Down payment plan / Flexi Payment plan and delay in payment will result in to automatic shifting of booking / allotment to installment payment plan without any notice.
- ✓ Rates / price terms and condition stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For details terms and condition please refer the Application form and Agreement of Allotment.
- ✓ All the terms and condition are containing in the Application form for booking of the apartment and the Agreement for allotment of apartment would be binding on allottee.
- ✓ Club membership and car parking mandatory for all..
- ✓ Service tax will be charged extra as per Govt. norms.
- ✓ Any other taxes and charges as per Govt. rules will be borne by the buyer as and when required.