



Mega Marketing
(Real Estate Division)

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Price List - Pocket R3

Basic Selling Price (BSP)	As applicable
Preferential Location Charges (PLC)	As applicable
Government Charges	As applicable
External Development Charges (EDC)	₹ 1641/- Per Sq mtr (approx Rs 1371 Per Sq yard)
Down Payment Rebate	9%
Interest Bearing Maintenance Security (IBMS)	₹ 598/- per sq. mtr (approx. Rs.500/- per Sq. yard)

- **Location:** Hyde Park Estate, New Chandigarh, (Mullanpur Local Planning Area), District SAS Nagar, Punjab
 - **Plot Size:** 250 sq yard approx
 - **BSP:** ₹ 35200/- sq yard
 - **EDC:** ₹ 1371/- sq yard
 - **IBMS:** ₹ 500/- Sq yard
 - **PLC:** Single PLC is ₹ 2800/ sq yard
Double PLC is ₹ 4100/ sq yard
Triple PLC is ₹ 5100/ Sq yard.
 - **Club Charges:** ₹ 1,75,000/- (for first 5 years only)
~Annual Fee ₹ 6000/- ~Security Deposit for Club ₹ 20000/-
- Ground Coverage :** As permitted under Building Regulations of concerned authority. Presently, it is 60%
 - FAR:** Approx. 1.65%
 - Possession time:** 24 months from date of booking

Notes:

- (a) The rebate for early payment is presently @ 12.5% per annum and shall be subject to change from time to time.
- (b) Service Tax / any other tax, if applicable, would be payable by the customer as per demand.
- (c) The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on "one year" Fixed Deposits accepted by State Bank of India at the close of each financial year on 31st March.
- (d) External Development Charges amounting to ₹ 1641/- per Sq mtr (approx ₹ 1371 per Sq. Yard) calculated as per current rates, shall also be paid by the Intending Allottee (s). In case of any upward/ downward revision thereof by the Govt. agencies in future, the same would be recovered on prorata basis from the Customer.
- (e) Prices and Payment Plan indicated above are applicable as on date of acceptance of the Application by the Company and are subject to revision from time to time at the sole discretion of the Company.

**"NEVER BEFORE LAUNCHED PLOTS IN POCKET R1 AND R2
(APPROX. SIZES 350 Sq.Yds AND ABOVE) TO BE LAUNCHED
SOON WITH A PAYMENT PLAN OF 12 MONTHS"**

Pricing illustration- Plots (250 sq.yd.)

HYDE PARK - NEW CHANDIGARH		
	Charge: ₹/Sq.yd	Price in ₹
Basic Sale Price	35200	8800000
Preferential Location Charges		
NIL PLC	0	0
1 PLC	2800	700000
2 PLCs	4100	1025000
3 PLCs	5100	1275000
Total Price (Basic+PLC)		
With NIL PLC	-	8800000
With 1 PLC	-	9500000
With 2 PLC	-	9825000
With 3 PLC	-	10075000
Other Charges		
EDC	1371	342750
IBMS	500	125000
Club House (For 5 Years)	175000	175000
Annual Club Membership	6000	6000
Refundable Security (w/o Interest)	20000	20000
Other Charges Total		668750



Payment Plan

DOWN PAYMENT PLAN (REBATE @ 9% OF TOTAL PRICE)

On Application for Booking	₹ 6 lacs (for Plot Size less than 350 Sq yards)
Within 45 days of Booking	95% of Total Price + 95% of EDC (Less: Down Payment Rebate & Booking Amount)
On offer of Possession	5% of Total Price, 5% of EDC, IBMS, Club Charges, Registration & Stamp Duty and other charges, if any

INSTALLMENT PAYMENT PLAN

On Application for Booking	₹ 6 lacs (for Plot Size less than 350 Sq yards)
Within 2 months of Booking	25% of Total Price (less: Booking Amount)+25% of EDC
Within 4 months of Booking	10% of Total Price+10% of EDC
Within 6 months of Booking	10% of Total Price+10% of EDC
Within 9 months of Booking	10% of Total Price+10% of EDC
Within 12 months of Booking	10% of Total Price+10% of EDC
Within 15 months of Booking	10% of Total Price+10% of EDC
Within 18 months of Booking	10% of Total Price+10% of EDC
Within 21 months of Booking or on offer of Possession, which ever is earlier	10% of Total Price+10% of EDC
On offer of Possession	5% of Total Price, 5% of EDC, IBMS, Club Charges, Registration & Stamp Duty and other charges, if any

Total price = Basic Sales Price + Preferential Location Charges of the said Plot.

Cheque to be drawn in favor of "DLF UNIVERSAL LTD. COLLECTION ACCOUNT"