



GH-01, Jaipuria Sunrise Greens, NH - 24, Ghaziabad

RERA REGN. NO. : UPRERAPRJ4086 & UPRERAPRJ4175

w.e.f. 1st June 2022

PRICE LIST

BASIC SALE PRICE - TOWER 7 & 8

TYPE OF UNIT	SUPER AREA (SQFT)	SPP (Rs.4200/- Per Sq.Ft.)	CLP
2BHK+2 TOILETS	990	₹ 4,158,000	NA
2BHK+STUDY+ 2TOILETS	1180	₹ 4,956,000	NA
3BHK+2TOILETS	1425	₹ 5,985,000	NA

BASIC SALE PRICE - TOWER 2, 3, 4, 5, 6 & 9

TYPE OF UNIT	SUPER AREA (SQFT)	SPP (Rs.4400/- Per Sq.Ft.)	CLP
2BHK+2 TOILETS	990	₹ 4,356,000	NA
2BHK+STUDY+ 2TOILETS	1180	₹ 5,192,000	NA
3BHK+2TOILETS	1425	₹ 6,270,000	NA
3BHK+3TOILETS+STUDY/PVT LIFT	1650	₹ 7,260,000	NA
4BHK+3TOILETS+PVT LIFT	1995	₹ 8,778,000	NA
4BHK+4TOILETS+PVT LIFT	2300	₹ 10,120,000	NA

BASIC SALE PRICE - TOWER 1 & 10

TYPE OF UNIT	SUPER AREA (SQFT)	SPP (Rs.4600/- Per Sq.Ft.)	CLP (Rs.4800/- Per Sq.Ft.)
4BHK+3TOILETS+PVT LIFT	1995	₹ 9,177,000	₹ 9,576,000
4BHK+3TOILETS+PVT LIFT	2300	₹ 10,580,000	₹ 11,040,000

OTHER CHARGES INCLUDED IN THE ABOVE PRICE*

1 KVA POWER BACKUP	IDCs	ONE CAR PARKING
CLUB MEMBERSHIP	EDC & EEC CHARGES	FIRE FIGHTING CHARGES

PLCs (FLOOR & VIEW)

FLOOR	PLC (Rs./Sq.Ft.)	VIEW PLC	PLC (Rs./Sq.Ft.)
1st To 4th	200	ROAD FACING (HIGHWAY)	200
5th to 9th	150	PARK FACING	100
10th to 14th	100	CORNER (T-6/7/8)	100
15th to 19th	50	In case 2 PLCs are applicable. Total PLC payable will be Rs.150/- per Sq.Ft.	



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SPECIAL PAYMENT PLAN (SPP) - 40:30:30

AT THE TIME OF BOOKING	10% OF TOTAL SALE PRICE
WITHIN 30 DAYS OF BOOKING	30% OF TOTAL SALE PRICE
ON COMPLETION OF STRUCTURE	30% OF TOTAL SALE PRICE
ON OFFER OF POSSESSION	30% OF TOTAL SALE PRICE + POSSESSION CHARGES

CONSTRUCTION LINKED PAYMENT PLAN (CLP)

AT THE TIME OF BOOKING	10% OF TOTAL SALE PRICE
WITHIN 30 DAYS OF BOOKING	10% OF TOTAL SALE PRICE
AT THE TIME OF START OF EXCAVATION	15% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 1ST BASEMENT SLAB	5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 1ST FLOOR SLAB	7.5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 4TH FLOOR SLAB	7.5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 7TH FLOOR SLAB	7.5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 9TH FLOOR SLAB	7.5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 11TH FLOOR SLAB	7.5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF 14TH FLOOR SLAB	7.5% OF TOTAL SALE PRICE
ON COMMENCEMENT OF TOP FLOOR SLAB	5% OF TOTAL SALE PRICE
ON COMPLETION OF INTERNAL BRICKWORK OF TOWER	5% OF TOTAL SALE PRICE
ON OFFER OF POSSESSION	5% OF TOTAL SALE PRICE+POSSESSION CHARGES

POSSESSION CHARGES (PAYABLE ON OFFER OF POSSESSION)

POWER BACKUP (2KVA FOR 2 BHK & 3 KVA FOR 3 & 4 BHK)	Rs.20,000/- PER KVA
IFMS	Rs.25 PER SQFT
SINKING FUND	Rs.20 PER SQFT
ANNUAL MAINTENANCE CHARGES	AS DECIDED AT THE TIME OF OFFER OF POSSESSION

TERMS & CONDITIONS

1	GST as applicable is payable with every installment.
2	Total Sale Price includes Basic Sale Price and All PLC applicable
3	Registration Charges, Stamp Duty, Electricity Meter Connection Charges and any other charges levied by Govt./Authority to be borne by the Allottee at the time of offer of possession.
4	Possession Charges and Annual Maintenance Charges will be payable at the time of OFFER OF POSSESSION.
5	All payments to be made in favour of "RISE PROJECTS PVT. LTD."
6	PAN No. is mandatory for all Applicants
7	All KYCs to be submitted alongwith Application Form at the time of Booking alongwith Photograph of all applicants.
8	Booking is subject to detailed terms and conditions as given in the allotment agreement.
9	Prices are subject to change without any notice and at the sole discretion of the company.