

Cosmo City, Sec 103, Gurgaon Unit Details & Price list cum Payment Plan

Sale Area of 2 BHK	: 1348 & 1368 sq.ft.
Sale Area of 3 BHK	: 1798 & 1828 sq.ft.
Sale Area of 3 BHK + Svt.	: 2098 sq.ft.
Sale Area of 4 BHK + Svt.	: 2509 sq.ft.

Basic Sale Rate :As Applicable

External Development & Infrastructure Development Charges : Rs. 355 per sq.ft.

Preferential Location Charges

First Floor	: Rs. 100per sq.ft.
Second Floor	: Rs. 75 per sq.ft.
Third Floor	: Rs. 50 per sq.ft.
Green / Landscape / Club Facing	: Rs. 50 per sq.ft.

Covered Car Parking : Rs. 2, 50,000.00
1 covered car parking mandatory for 2/3 BHK & 3 BHK + units
2 covered car parking mandatory for 4 BHK & Penthouse units

Club Membership : Rs. 75,000.00

Interest Free Maintenance Security : Rs. 50 per sq.ft.

Payment Plan for applications received in Advance Registration

→ Down Payment Plan (Discount of 10% on 70% of Basic Sale Price)

Payment received / Due	: 25% of Basic Sale Price (BSP)
Within 45 days of Offer of Allotment	: 63% of BSP + 100% EDC & IDC + PLC (if applicable) + Car Parking
On Offer of Possession	: 05% of BSP + IFMS + Club Membership + Stamp Duty & Registration Charges

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→ **Construction / Development Linked Plan**

Payment received / Due	25% of Basic Sale Price (BSP)
On completion of excavation	10% of BSP + 50% EDC & IDC
On completion of Ground Floor roof slab	10% of BSP + 50% EDC & IDC
On completion of 2nd floor roof slab	5% of BSP + 50% PLC (if applicable)
On completion of 4th floor roof slab	5% of BSP + 50% PLC (if applicable)
On completion of 6th floor roof slab	5% of BSP + 50% Car Parking
On completion of 8th floor roof slab	5% of BSP + 50% Car Parking
On completion of 10th floor roof slab	5% of BSP
On completion of top floor roof slab	5% of BSP
On completion of brick work	5% of BSP
On completion of external plaster	5% of BSP
On completion of internal plaster	5% of BSP + Club Membership Charges
On completion of internal wiring	5% of BSP
On offer of Possession	5% of BSP + IFMS + Stamp Duty & Registration Charges

1. EDC & IDC are pro-rated per unit as applicable to this project. In case of any upward revision in future by the govt. agencies, the same would be recovered on pro-rata basis from the applicants/allottee.
2. Stamp duty / registration charges shall be payable along with the last instalment based on then prevailing rates.
3. Service Tax as applicable would be payable by customer as per demand.
4. Prices & Payment plan are subject to revision at the sole discretion of the company.
5. Cheque/DD in favour of "**Era Landmarks Ltd.**" payable at Delhi / Gurgaon only.
6. Instalments can be called in any order depending upon stage of development/construction irrespective of the sequence in which they are mentioned above.

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