



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

RERA REGN. NO. : UPRERAPRJ4086 & UPRERAPRJ4175

w.e.f. 02 Dec 2023

PRICE LIST

BASIC SALE PRICE

TYPE OF UNIT	SUPER AREA (SQFT)	SPP (Rs.7000/- Per Sq.Ft.)
2BHK+2 TOILETS	1040	7280000
2BHK+STUDY+ 2TOILETS	1239	8673000
3BHK+2TOILETS	1496	10472000
3BHK+3TOILETS+STUDY/PVT LIFT	1733	12131000
4BHK+3TOILETS+PVT LIFT	2095	14665000
4BHK+4TOILETS+PVT LIFT	2415	16905000

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	Extra covered car parking-5,00,000/-
3	Total Sale Price includes Basic Sale Price and All PLC applicable
4	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.
5	Possession Charges and Annual Maintenance Charges will be payable at the time of OFFER OF POSSESSION.
6	All payments to be made in favour of "RISE PROJECTS PVT. LTD."
7	PAN No. is mandatory for all Applicants
8	All KYCs to be submitted alongwith Application Form at the time of Booking alongwith Photograph of all applicants.
9	Booking is subject to detailed terms and conditions as given in the allotment agreement.
10	Prices are subject to change without any notice and at the sole discretion of the company.