

# Rate Chart

(w.e.f 01<sup>st</sup> May 2023)

| Particular                             | 1 BHK | 2 BHK |
|--|-------|-------|
| RERA Area - Sq. Ft. (Onwards)          | 397   | 573   |
| Saleable Area (SBA)- Sq. Ft. (Onwards) | 696   | 1006  |

|   |                  |                  |
|---|------------------|------------------|
| <b>Basic Cost (Onwards)</b>                       | <b>18,01,248</b> | <b>26,03,528</b> |
| Legal Charges/Per Unit                            | 7,500            | 7,500            |
| Electricity, Water, Infrastructure, Sewerage, etc | 1,90,000         | 2,25,000         |
| Preferred Location Charges (PLC) +                | -                | -                |
| Other Charges#                                    | -                | -                |
| <b>Total Amount (Basic + Other Expenses)</b>      | <b>19,98,748</b> | <b>28,36,028</b> |

|  |                  |                  |
|--|------------------|------------------|
| <b>To Be Paid Before Possession</b>                      |                  |                  |
| Maintenance Charges (1.5 Rs/Sq.Ft SBA/Month for 2 years) | 25,056           | 36,216           |
| Maintenance Deposit                                      | 25,056           | 36,216           |
| <b>Final Amount</b>                                      | <b>20,48,860</b> | <b>29,08,460</b> |

| Particular                                  |          |          |
|---|----------|----------|
| Down Payment ( Basic + Other Expenses) *20% | 3,99,750 | 5,67,206 |

+ PLC charges will be 25,000 & 30,000 respectively for 1 BHK & 2 BHK

#Other Charges if applicable will be informed at the time of booking.

All other charges except Maintenance charges & Maintenance Deposit need to be paid along with Basic Cost as per the payment plan and construction Progress.

Above rate is for a unit located on 6<sup>th</sup> floor. There will be a rise in price with every decrease in floor.

Customer needs to get the loan sanctioned from Bank / Financial Institutions within 60 days from the date of signing of booking form, else the customer will have to pay the balance amount on construction linked basis irrespective of DP scheme chosen.

## Payment Schedule

- 10% of the total consideration on or before execution of AFS.
- 30% of the total consideration after the execution of AFS or within 60 days from the date of booking whichever is earlier.
- 45% of the total consideration on completion of the plinth of the building or wing.
- 55% of the total consideration on completion of the roof slab of the 3rd floor of the building or wing
- 70% of the total consideration on completion of the super structure of the building or wing.
- 80% of the total consideration on completion of the walls, internal plaster, floorings doors and windows of the said Flat.
- 85% of the total consideration on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat is located.
- 95% of the total consideration to be paid to the Developer on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat is located.
- Remaining Balance Amount to be paid, against and at the time of handing over of the possession of the Flat to the Buyer.
- Maintenance Deposit and Recurring Maintenance Charges to be paid and account to be fully settled and paid against handing over of the possession.

**Note:** Stamp Duty, Registration fees, GST and all the other government levies/taxes are to be paid at actual.

This is not an offer or an invitation to offer for sale of residential units in this project.

Rate is valid for selected/limited units only

To know more,  
visit us on



\*T & C Apply

## RERA Details:

Phase-1 RERA No.: PR/GJ/AHMEDABAD/SANAND/AUDA/MAA05625/280619

Phase-2 RERA No.: PR/GJ/AHMEDABAD/SANAND/AUDA/MAA11612/180423

RERA Website: gujrera.gujarat.gov.in

\*GST ONLY 1%

AVSSND-MAR-RTC-A004-0.0

# Rate Chart

(w.e.f 01<sup>st</sup> May 2023)

| Particular                                  | 1 BHK    | 2 BHK    |
|---|----------|----------|
| Token Amount                                | 50,495   | 74,257   |
| Margin Money ( Basic + Other Expenses) *20% | 3,49,255 | 4,92,949 |

| Spot Down Payment Plan |          |          |
|------------------------|----------|----------|
| Balance Margin Money   | 3,49,255 | 4,92,949 |

| 3 Month EMI Plan       |          |          |
|------------------------|----------|----------|
| EMI Amount for 3 Month | 1,16,418 | 1,64,316 |

| 6 Month EMI Plan                  |        |        |
|-----------------------------------|--------|--------|
| EMI Amount (Incl. Scheme Charges) | 59,233 | 83,602 |
| Scheme Charges                    | 6,143  | 8,663  |

| 12 Month EMI Plan                 |        |        |
|-----------------------------------|--------|--------|
| EMI Amount (Incl. Scheme Charges) | 31,524 | 44,493 |
| Scheme Charges                    | 29,033 | 40,967 |

| 18 Month EMI Plan (For Phase-2 Only) |        |        |
|--------------------------------------|--------|--------|
| EMI Amount (Incl. Scheme Charges)    | 21,789 | 30,753 |
| Scheme Charges                       | 42,947 | 60,605 |

| 24 Month EMI Plan (For Phase-2 Only) |        |        |
|--------------------------------------|--------|--------|
| EMI Amount (Incl. Scheme Charges)    | 16,935 | 23,902 |
| Scheme Charges                       | 57,185 | 80,699 |

## Terms & Conditions

1. No other offer can be clubbed with this offer price.
2. The Offer Price is for limited period & units only.
3. The Company will not accept third party payments.

Calculation is for reference only. The amount may vary from unit to unit.

Margin Money = 20% of Total cost or (Total cost - Sanctioned Amount), which ever is higher Bank Loan should not exceed 80% of total unit cost.

If the customer fails to submit Bank Loan Sanction letter within 60 days from the date of booking, the customer shall not be eligible for any discount

Any promotional benefit shall be subject to timely Payment as per Selected Payment Plan.

## Bank details for payment:

### Phase - 1

Account Name: Nebula Infraspac LLP RERA Collection Account  
Aavaas Sanand

**Account No: 006705008247**

Bank Name: ICICI Bank

Branch: Satellite

IFSC Code: ICIC0000067

### Phase - 2

Account Name: Nebula Infraspac LLP - Aavaas Sanand Phase  
2 RERA Collection Account

**Account No: 777705021223**

Bank Name: ICICI Bank

Branch: Satellite

IFSC Code: ICIC0000067

In Case of violation of any terms of booking (e.g.default in payment)'Nebula Infraspac LLP' reserves the right to cancel the unit and refund the amount paid after deducting cancellation charges, In case the applicant desires to cancel/withdraw the booking they can do so by submitting an application to the company ,In Both the above cases the Cancellation charges will be upto 10% of the total unit cost of the unit booked. An Interest of 12% per annum calculated on daily basis will be payable as late fees in case of delay in payments. The rate are subject to change at the discretion of the company without any notice.

## AAVAAS BY NEBULA

Bopal-Sanand bypass Road, Near Muni Bapu Ashram, Near Kalhar Blues & Greens, Sanand, Ahmedabad - 382110.

Toll Free No.: 1800 123 7073 | Email id: sanand@nebulacompanies.com

www.aavaasindia.com | www.nebulacompanies.com

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