

# Cleo County

LUXURY APARTMENTS  
SECTOR - 121 • NOIDA

## PAYMENT PLANS

### Down Payment Plan (Price on Request)

- 10% Booking amount
- 85 % within 30 days of booking
- 5% on offer of possession

### Holiday/Subvention Plan

A-1, A-2, A-3, A-4, A-5, A-6, B-1, B-2, B-3, B-4, C-1, C-2, C-3, D-1, D-2  
(₹ 5690/- per sq.ft.)

- 10% on Booking
- 80% on Bank loan (as per Company demand)
- 10% on Offer of Possession

### Super Structure Plan (40:40:20) (₹ 5690/- per sq.ft.)

- 10% on Booking
- 30% within 30 days
- 40% on Completion of Top Floor/9 months from booking (whichever is later)
- 20% on Offer of Possession

# Cleo County

LUXURY APARTMENTS  
SECTOR - 121 • NOIDA

## COST CALCULATION SHEET

### Basic Rate @ ₹ 5690/- per sq. ft.\*

Category	Super Area (sq. ft.)	Built-Up Area	Carpet Area	Basic Cost
3 BHK + 2T	1620	1338	1043	₹ 92,17,800
3 BHK + 3T	1827	1539	1182	₹ 1,03,95,630
3 BHK + Utility	2070	1772	1338	₹ 1,17,78,300
4 BHK + Utility	2448	2085	1577	₹ 1,39,29,120

### ADDITIONAL CHARGES\*

Club Membership	₹ 1,50,000
Single Parking	₹ 3,00,000
Lease Rent	₹ 95/sq.ft.
Power Back up	₹ 20,000/KVA
IFMS	₹ 40/sq.ft.

### LOCATION CHARGES\*

Park	₹ 150/sq.ft.
Corner	₹ 50/sq.ft.
Park Pool	₹ 250/sq.ft.

### FLOOR CHARGES\*

Ground	₹ 150/sq.ft.
1 <sup>st</sup> to 3 <sup>rd</sup>	₹ 200/sq.ft.
4 <sup>th</sup> to 6 <sup>th</sup>	₹ 175/sq.ft.
7 <sup>th</sup> to 9 <sup>th</sup>	₹ 150/sq.ft.
10 <sup>th</sup> to 12 <sup>th</sup>	₹ 125/sq.ft.
13 <sup>th</sup> to 15 <sup>th</sup>	₹ 100/sq.ft.
16 <sup>th</sup> to 18 <sup>th</sup>	₹ 50/sq.ft.

## Note

- Cheque/Draft to be made in favor of M/s. IV County Pvt. Ltd. Payable at New Delhi.
- Prices are subject to change without any prior notice at sole discretion of the company.
- No cancellation no refund.
- No escalation shall be charged for apartment sold.
- The building plans and units sizes are tentative and the Builder may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the Builder, the Government/Noida Authority, any other Local Authority or Body having jurisdiction.
- The above area is super built-up area, which includes covered areas plus proportionate share of common area such as staircase, passage, community space, lift facilities, mummies etc.
- Booking is subject to detailed terms and conditions as given in buyer's agreement.
- Registrations, stamp duty charges, service tax and any other taxes extra as per government norms.
- The company and its agents does not endorse any kind of credit notes.
- The amount paid by the intending allottee will be treated as application money and if for any reason, whatsoever, be it for a circumstance, within or beyond the control of the company/builder, the whole or part of the project is abandoned, the intending allottee shall have no claim of any kind against the builder, and the builder will be discharged of its obligations on the payment of the principal amount in full as received from the applicant, without any interest thereon.
- This price list is for comparative purpose only. The flat shall be sold on lump sump price. This break-up is only for calculation/comparative purpose.

\*For Calculation purpose the above rates will be charged on Super Area. It can be then converted back to carpet area for final costing.

- No plan change request will be entertained.
- Company reserves the right to withdraw the payment plan at its sole discretion without any prior notice.
- All parking will be allotted at the sole discretion of the company/developer. It can be mechanical or non-mechanical depending upon the technical feasibility of the project.
- Interest at 24% pa shall be charged in case of delay in payment.
- In case the bank loan amount is more than 75 lacs in Holiday Plan (Subvention scheme) the buyer's margin Money/Contribution will be 25% of the total cost. 5% differential amount in margin money contribution has to be paid through self funding on casting of top floor slab of respective tower.
- Holiday plan is a subvention Loan scheme, Buyers should have the eligibility of 80% of Flat Cost else the difference of the sanctioned/disbursed amount has to be paid by the buyer within 30 days of booking.
- Under Holiday plan the buyer has to get the amount disbursed from the Bank/Financial institution as & when demanded by the company. The demand schedule will be defined as per sole discretion of the company.
- Company reserves the right to cancel any booking under Holiday (Subvention Plan) in case the entire contribution is not received on time as per company demand.
- No penalty shall be paid for delayed possession under Holiday payment plan.
- Post dated cheques to be given at the time of booking / Execution of Super Structure Plan (40:40:20)
- Apart from the above mentioned charges, charges for Electricity connection, Gas connection, water and sewerage connection, dual meter or any other services will be charged extra at the time of offer of possession.

# Cleo County



LUXURY APARTMENTS  
SECTOR - 121 • NOIDA

COST CALCULATION SHEET

Disclaimer : While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

Built Up Area : Built Up Area, as per CREDAI definition, shall mean the total Poly Line (P. Line) area measured on the outer line of the unit including balconies and/or terrace with or without roof. Built Up Area shall also include Mezzanine floors, if any and also detached habitable areas, if any, such as servant's room etc. allotted for exclusive ownership. The outer walls which are shared with another unit shall be computed at 50%. Remaining outer walls are computed at 100%. "carpet area" is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment