

## I PRICE LIST & PAYMENT PLAN



# GENESIS HEIGHTS

LIVE · WORK · THRIVE

LUXURY RESIDENCES & COMMERCIAL SPACES

Near The Palm Resort, NH-152, Zirakpur

Effective Date: 01/01/2025

A Project by  STJ GROUP

CATEGORY	SUPER AREA	BASIC SALE PRICE
3BHK with 3 Washrooms + Store	2050 Sq. h. (Tentative)	@6800 per sq.ft. <b>Rs. 1, 39, 40,000/-</b>
3BHK with 3 Washrooms + Servant Room + Store	2450 Sq. h. (Tentative)	@6800 per sq.ft. <b>Rs. 1, 66, 60,000/-</b>
4BHK with 4 Washrooms + Servant Room + Store (2 Core)	3400 Sq. h. (Tentative)	@7400 per sq.ft. <b>Rs. 2, 51, 60,000/-</b>

### PAYMENT PLAN

Booking Amount	25%
On RERA	5%
Basement rah starts	10%
2nd Floor Slab	10%
8th Floor Slab	10%
15th Floor Slab	10%
20th Floor Slab	10%
Structure complete	10%
Offer of possession	10% + All additional & PLC charges

### ADDITIONAL CHARGES (AT TIME OF POSSESSION)

Club Membership Charges	Rs 2, 50,000/-
Backup Meter & Gen Set Power Back Up Installation Charges (3KVA)	Rs. 60,000/- (Additional @ Rs.30, 000 per KVA)
IFMS (Interest Free Maintenance Security)	Rs. 50 sq. ft.
Car Parking	One free (extra @ 2.5 lacs)

### PREFERENTIAL LOCATION/FLOOR CHARGES (AT TIME OF POSSESSION)

Park Facing	Rs 100/- per sq ft.
1st Floor / Top Floor	Rs 150/- per sq.ft
2nd Floor / Second Last Floor	Rs 100/- per sq.ft.
3rd Floor / Third Last Floor	Rs 50/- per sq.ft.

**Terms and Conditions:**

1. Club Membership charges above mentioned are one time and services charges for different facilities of club will be extra as applicable.
  2. Apart from IFMS monthly maintenance charges will be extra as applicable as decided by RWA or any agency appointed and advance for 3 years will be charged at time of possession (tentative will be @ Rs. 1.5 per sq h).
  3. GST as applicable has to be deposited with every installment and for any additional charges for which GST is applicable as per Govt. guidelines will be extra.
  4. Stamp duty charges , registration fee, any documentation charges, meter charges or any other govt. charges or taxes has to be paid by client on actual bases.
  5. Loan is subject to the bank approval and company shall not be responsible for loan approval of the customer as it will be customer responsibility to get it approved in accordance to his/her eligibility.
  6. All mentioned areas are tentative and can vary up to 10% plus minus and customer will be charged according to the final areas.
  7. All the payments must be made by Cheque/DD/RTGS in account of 'STJ Hotels'.
- 

**RTGS can be executed with the following details:**

A/C Name: STJ Hotels  
A/C No.: 10062668369  
Bank: IDFC BANK, Manimajra, Chandigarh  
IFSC Code: IDFB0021215

Applicant-1

Applicant-2

Applicant-3