



IVORY COUNTY

3/4/5 BHK PREMIUM RESIDENCES
SECTOR-115

PRICE LIST



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w.e.f. : 1st Feb 2024

Basic Rate/Sq. Ft. on Super Area	₹ 14,000/-			₹ 15,000/-
Type	A (3BHK+3T)	B (3 BHK+3T+U)	C (4BHK+4T+U)	D (4BHK+4T+U)
Super Area(in sq.ft)	2034	2304	2727	3195
Built Up Area (in sq.ft)	1769	1969	2253	2603
Carpet Area (in sq.ft)	1255	1396	1636	1950
<i>Basic Rate</i>	<i>₹2,84,76,000</i>	<i>₹3,22,56,000</i>	<i>₹3,81,78,000</i>	<i>₹4,79,25,000</i>

ADDITIONAL CHARGES*

PARKING PER CAR	₹ 7,00,000
ONE TIME LEASE RENT	₹ 80/SQ. FT.
CLUB MEMBERSHIP	₹ 2,50,000
POWER BACKUP	₹ 25,000/KVA
IFMS (PAYABLE AT THE TIME OF POSSESSION)	₹ 50/SQ. FT.

LOCATION CHARGES*

PARK FACING PLC	₹ 300/SQ. FT.
CORNER PLC	₹ 150/SQ. FT.
GREEN BELT FACING	₹ 200/SQ. FT.
PARK- POOL CLUB	₹ 400/SQ. FT.

FLOOR CHARGES*

1ST TO 5TH	₹ 250/SQ. FT.
6TH TO 10TH	₹ 300/SQ. FT.
11TH TO 15TH	₹ 250/SQ. FT.
16TH TO 20TH	₹ 200/SQ. FT.
21ST TO 25TH	₹ 100/SQ. FT.

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



PAYMENT PLANS

SPECIAL 25 PLAN (25 : 25 : 25 : 25)

On Booking	25%
On Casting of Ground Floor	25%
On Casting of Top Floor Slab	25%
On Offer of Possession (with 100% IFMS)	25%

SUPER STRUCTURE PLAN (40:40:20)

On Booking	10%
Within 30 Days of Booking	30%
On Casting of Top Floor Slab	40%
On Offer of Possession (with 100% IFMS)	20%

CONSTRUCTION LINKED PLAN (CLP)

On Booking	10%
Within 30 Days of Booking	10%
On Excavation	5%
On Laying of Raft	5%
On Casting of Basement Slab	5%
On Casting of Ground Floor	5%
On Casting of 3rd Floor Slab	5%
On Casting of 6th Floor Slab	5%
On Casting of 9th Floor Slab	5%
On Casting of 12th Floor Slab	5%
On Casting of 15th Floor Slab	5%
On Casting of 18th Floor Slab	5%
On Casting of 21st Floor Slab	5%
On Casting of 24th Floor Slab	5%
On Casting of Top Floor Slab	5%
On Completion of External Plaster/Primer	5%
On Offer of Possession (with 100% IFMS)	10%



TERMS & CONDITIONS

1. Cheque/Draft to be made in favor of

PHASE	TOWER	FAVOURING
Phase-1	A1, A2, A3, B5, B6, C1, C2, C3, C4, C5, C6 and Club / Community Centre - 1 and Commercial Complex and School Building	THEMECOUNTY PVT LTD COLLECTION A/C FOR IVORY COUNTY PHASE-1
Phase-2	E, F1, F2, G and Club / Community Centre - 2	THEMECOUNTY PVT LTD COLLECTION A/C FOR IVORY COUNTY PHASE-2
Phase-3	A4, A5, B1, B2, B3, B4, D1 and D2	THEMECOUNTY PVT LTD COLLECTION A/C FOR IVORY COUNTY PHASE-3

- Prices are subject to change without any prior notice at sole discretion of the company.
- Cancellations, interest and refund as per terms and conditions set out in application form and agreement for sale/sub-lease.
- 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 area mentioned is Super Area.
Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilts, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.
Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.
Carpet Area: 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."
- Booking is subject to detailed terms and conditions as given in Application Form and Agreement to sell/Sub Lease or flat buyer's Agreement.
- Registration, stamp duty charges, service tax, GST and any other taxes extra as per government norms.
- Cost of Registering Agreement to sell/Sub Lease or flat buyer's Agreement as per RERA guidelines will be borne by the buyer.
- The company and its agents do 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 sum price. This break-up is only for calculation/comparative purpose.
- 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 penalty for delayed payment will be charged at interest rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India as applicable on the date of Registration of the project with UPRERA Authority plus 1% pa shall be charged. Cancellation charges, restoration charges of cancelled flat will be charged as per detailed terms and conditions of Application Form and Agreement to sell/Sub Lease or flat buyer's Agreement.
- 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.
- The total cost of the unit will be calculated on Super Area on a bundle pricing method. However if need be as per RERA guidelines if calculation has to be done on Carpet Area, it can be done factoring the Total Cost as per Super Area.
- Any amount paid in terms of taxes to the government or authority concerned shall not be refunded.
- The above prices mentioned here are after consideration of any input credit received and/or to be received under GST or other taxation policies



IT'S ALL ABOUT U

Conceptualized,
Developed and Managed by:
THEMECOUNTY PRIVATE LIMITED

Corporate Office :
County Spaces, Plot No. 15, Sector-135
Noida - 201305, Uttar Pradesh

Site/Sales Office:
Plot No. GH-01, Sector 115, Noida
Gautam Buddha Nagar, UP-201301

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PROMOTER NAME	THEMECOUNTY PRIVATE LIMITED
Promoter Registration No.	UPRERAPRM206951
UP RERA Registration No.	Collection A/c of the Projects
Ivory County Phase-1: UPRERAPRJ256314	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-1", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202301
Ivory County Phase-2 : UPRERAPRJ115902	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-2", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202304
Ivory County Phase-3 : UPRERAPRJ507062	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-3", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202307
Website of UP RERA – www.up-rera.in	