

Follow the  
**Butterfly**  
TO A PLACE  
Where life blooms

Book your home by  
**Paying Just 10%\***

**No EMI for Next 24 months\***

2 BHK  
ELITE RESIDENCES  
**₹1.30 cr\***

2 BHK + STUDY  
DELUXE RESIDENCES  
**₹1.54 cr\***

3 BHK  
DELUXE RESIDENCES  
**₹1.80 cr\***

3 BHK PREMIUM  
RESIDENCES  
**₹2.18 cr\***

3 BHK + STUDY  
LUXURY RESIDENCES  
**₹2.64 cr\***

(W.E.F 5th December-25)

Home Loan Partner: यूको बैंक UCO BANK

**APARTMENT DETAILS**

| APARTMENT TYPE         | ACCOMODATION                                                                                                    | BUILT UP AREA (Sq.Ft.) | BALCONY (Sq.Ft.) | CARPET AREA (Sq.Ft.) | TOTAL AREA (Sq.Ft.) |
|------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------|------------------|----------------------|---------------------|
| 2 BHK ELITE (1075)     | 2 bedrooms, 2 toilets, living/dining, kitchen with dry balcony , balconies                                      | 839.16                 | 148.76           | 626.57               | 1075                |
| 2 BHK - DELUXE (1280)  | 2 bedrooms, 2 toilets, Study, living/dining, kitchen with dry balcony , balconies                               | 1001.7                 | 145.53           | 786.74               | 1280                |
| 3 BHK- DELUXE (1500)   | 3 bedrooms, 2 toilets, living/dining, kitchen with dry balcony , balconies                                      | 1165.95                | 165.98           | 914.29               | 1500                |
| 3 BHK - PREMIUM (1810) | 3 bedrooms, 3 toilets, living, family lounge , kitchen with dry balcony , balconies                             | 1414.82                | 230.67           | 1099.22              | 1810                |
| 3 BHK - LUXURY (2200)  | 3 bedrooms, 4 toilets, 1 Dress, Study/Servant room, living, family lounge, kitchen with dry balcony , balconies | 1712.44                | 290.63           | 1312.45              | 2200                |

**BASIC SALE PRICE (IN CRORE)**

| 2 BHK ELITE (1075)<br>(Rs) | 2 BHK DELUXE (1280)<br>(Rs) | 3 BHK DELUXE (1500)<br>(Rs) | 3 BHK PREMIUM (1810)<br>(Rs) | 3 BHK LUXURY (2200)<br>(Rs) |
|----------------------------|-----------------------------|-----------------------------|------------------------------|-----------------------------|
| 1,29,00,000                | 1,53,60,000                 | 1,80,00,000                 | 2,17,20,000                  | 2,64,00,000                 |

**ADDITIONAL CHARGES (MANDATORY)**

| APARTMENT TYPE         | FLOOR PLC (26TH to 1ST )<br>Additional for each floor<br>(In RUPEES) | IFMS<br>(IN RUPEES) | ONE COVERED<br>CAR PARKING | POWER BACK UP<br>(Per KVA) | CLUB MEMBERSHIP<br>(IN RUPEE) | PROVISIONING OF<br>INFRASTRUCTURE FOR<br>ELECTRIC METER<br>INSTALLATION | EV CHARGING POINT<br>WITH EACH PARKING |
|------------------------|----------------------------------------------------------------------|---------------------|----------------------------|----------------------------|-------------------------------|-------------------------------------------------------------------------|----------------------------------------|
| 2 BHK- ELITE (1075)    | 32250 per floor                                                      | 32250               | 4 lakhs                    | 35000                      | 1,00,000                      | 50,000                                                                  | 1,50,000                               |
| 2 BHK - DELUXE (1280)  | 38400 per floor                                                      | 38400               | 4 lakhs                    | 35000                      | 1,00,000                      | 50,000                                                                  | 1,50,000                               |
| 3 BHK- DELUXE (1500)   | 45000 per floor                                                      | 45000               | 4 lakhs                    | 35000                      | 1,00,000                      | 50,000                                                                  | 1,50,000                               |
| 3 BHK - PREMIUM (1810) | 54300 per floor                                                      | 54300               | 4 lakhs                    | 35000                      | 1,00,000                      | 75,000                                                                  | 1,50,000                               |
| 3 BHK - LUXURY (2200)  | 66000 per floor                                                      | 66000               | 4 lakhs                    | 35000                      | 1,00,000                      | 75,000                                                                  | 1,50,000                               |

◆PRATEEK◆  
**Grand Begonia** (PH-1)  
 PREMIUM RESIDENCES  
 ♡ Siddharth Vihar, NH-24, Ghaziabad

### ADDITIONAL CHARGES (OPTIONAL)

|                         |               |
|-------------------------|---------------|
| POWER UP                | 35000 PER KVA |
| ONE COVERED CAR PARKING | 4,00,000/-    |

### PAYMENT PLAN A (CLP)

|                                                  |                                            |
|--------------------------------------------------|--------------------------------------------|
| AT THE TIME OF BOOKING                           | 10%                                        |
| WITHIN 30 DAYS OF BOOKING                        | 10%                                        |
| WITHIN 120 DAYS OF BOOKING                       | 10%                                        |
| AT THE TIME OF STILT FLOOR CASTING               | 10%                                        |
| AT THE TIME OF 5TH FLOOR CASTING                 | 10%                                        |
| AT THE TIME OF 10TH FLOOR CASTING                | 10% + CAR PARKING + POWER BACKUP           |
| AT THE TIME OF 15TH FLOOR CASTING                | 10%                                        |
| AT THE TIME OF 25TH FLOOR CASTING                | 10%                                        |
| AT THE TIME OF TOP FLOOR CASTING                 | 10%                                        |
| AT THE TIME OF INTERNAL/GYPSUM PLASTER           | 5% + EV CHARGING + CLUB                    |
| AT THE TIME OF FINAL DEMAND LETTER OF POSSESSION | 5% + IFMS + METER + OTHER CHARGES (IF ANY) |

### PAYMENT PLAN B (20\*5)

|                                                  |                                             |
|--------------------------------------------------|---------------------------------------------|
| AT THE TIME OF BOOKING                           | 10%                                         |
| WITHIN 30 DAYS OF BOOKING                        | 10%                                         |
| WITHIN 120 DAYS OF BOOKING                       | 20%                                         |
| AT THE TIME OF 15TH FLOOR CASTING                | 20% + CAR PARKING + POWER BACKUP            |
| AT THE TIME OF TOP FLOOR CASTING                 | 20%                                         |
| AT THE TIME OF INTERNAL/GYPSUM PLASTER           | 10% + EV CHARGING + CLUB                    |
| AT THE TIME OF FINAL DEMAND LETTER OF POSSESSION | 10% + IFMS + METER + OTHER CHARGES (IF ANY) |

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**Grand Begonia** (PH-1)  
 PREMIUM RESIDENCES  
 ♡ Siddharth Vihar, NH-24, Ghaziabad

HOME LOAN AVAILABLE FROM ALL LEADING BANKS

| FLOOR PLC |                            |                             |                             |                              |                             |
|-----------|----------------------------|-----------------------------|-----------------------------|------------------------------|-----------------------------|
| FLOOR     | 2 BHK ELITE (1075)<br>(Rs) | 2 BHK DELUXE (1280)<br>(Rs) | 3 BHK DELUXE (1500)<br>(Rs) | 3 BHK PREMIUM (1810)<br>(Rs) | 3 BHK LUXURY (2200)<br>(Rs) |
| 33        | -                          | -                           | -                           | -                            | -                           |
| 32        | -                          | -                           | -                           | -                            | -                           |
| 31        | -                          | -                           | -                           | -                            | -                           |
| 30        | -                          | -                           | -                           | -                            | -                           |
| 29        | -                          | -                           | -                           | -                            | -                           |
| 28        | -                          | -                           | -                           | -                            | -                           |
| 27        | -                          | -                           | -                           | -                            | -                           |
| 26        | 32250                      | 38400                       | 45000                       | 54300                        | 66000                       |
| 25        | 64500                      | 76800                       | 90000                       | 108600                       | 132000                      |
| 24        | 96750                      | 115200                      | 135000                      | 162900                       | 198000                      |
| 23        | 129000                     | 153600                      | 180000                      | 217200                       | 264000                      |
| 22        | 161250                     | 192000                      | 225000                      | 271500                       | 330000                      |
| 21        | 193500                     | 230400                      | 270000                      | 325800                       | 396000                      |
| 20        | 225750                     | 268800                      | 315000                      | 380100                       | 462000                      |
| 19        | 258000                     | 307200                      | 360000                      | 434400                       | 528000                      |
| 18        | 290250                     | 345600                      | 405000                      | 488700                       | 594000                      |
| 17        | 322500                     | 384000                      | 450000                      | 543000                       | 660000                      |
| 16        | 354750                     | 422400                      | 495000                      | 597300                       | 726000                      |
| 15        | 387000                     | 460800                      | 540000                      | 651600                       | 792000                      |
| 14        | 419250                     | 499200                      | 585000                      | 705900                       | 858000                      |
| 12        | 451500                     | 537600                      | 630000                      | 760200                       | 924000                      |
| 11        | 483750                     | 576000                      | 675000                      | 814500                       | 990000                      |
| 10        | 516000                     | 614400                      | 720000                      | 868800                       | 1056000                     |
| 9         | 548250                     | 652800                      | 765000                      | 923100                       | 1122000                     |
| 8         | 580500                     | 691200                      | 810000                      | 977400                       | 1188000                     |
| 7         | 612750                     | 729600                      | 855000                      | 1031700                      | 1254000                     |
| 6         | 645000                     | 768000                      | 900000                      | 1086000                      | 1320000                     |
| 5         | 677250                     | 806400                      | 945000                      | 1140300                      | 1386000                     |
| 4         | 709500                     | 844800                      | 990000                      | 1194600                      | 1452000                     |
| 3         | 741750                     | 883200                      | 1035000                     | 1248900                      | 1518000                     |
| 2         | 774000                     | 921600                      | 1080000                     | 1303200                      | 1584000                     |
| 1         | 806250                     | 960000                      | 1125000                     | 1357500                      | 1650000                     |

NOTES:

1. Price are firm and escalation free. 2. Price shown above are indicative only and can be revised at any time on the sole discretion of the company. 3. Price running on the date of booking and accepted by the company shall be applicable. 4. Registration and other charges levied by the govt./Nodal Agency shall be borne by the buyer at the applicable rate from time to time. 5. Booking is subjected to detailed terms and conditions as mentioned in the company application form. 6. One car parking mandatory. 7. PRIPL PRATEEK GRAND BEGONIA PH 1 COLL.AC, Collection A/c NO. 50200097612826, IFSC CODE- HDFC0000590 GST shall be additional as applicable.