

# Yamuna City Mall

YOURS SHOPPING DESTINATION

Plot No. C-14,Gaur Yamuna City, Yamuna Expressway,Distt. Gautambudh Nagar (UP)

w.e.f. 27.01.2024

## Price List

Floor	Type	Total Cost (IN Rs. /PSF)	Category		
			A	B	C
LGF	Shop	Total Cost (IN Rs. /PSF)	<b>Rs.24,400/-</b> <small>(Rs.2,62,642/Sq.mt.)</small>	<b>Rs.23,900/-</b> <small>(Rs. 2,57,260/sq.mt.)</small>	<b>Rs.23,400/-</b> <small>(Rs.2,51,878/sq.mt.)</small>
UGF	Shop		<b>Rs.28,000/-</b> <small>(Rs. 3,01,392/sq.mt)</small>	<b>Rs.27,500/-</b> <small>(Rs. 2,96,010/sq.mt)</small>	<b>Rs.27,000/-</b> <small>(Rs. 2,90,628/sq.mt.)</small>
1 <sup>st</sup>	Shop		<b>Rs.22,000/-</b> <small>(Rs. 2,36,808/sq.mt.)</small>	<b>Rs.21,500/-</b> <small>(Rs. 2,31,426/sq.mt.)</small>	<b>Rs.21,000/-</b> <small>(Rs. 2,26,044/sq.mt)</small>
2 <sup>nd</sup>	Food Court		<b>Rs.21,000/-</b> <small>(Rs. 2,26,044/sq.mt.)</small>	<b>NA</b>	<b>NA</b>
3 <sup>rd</sup>	Food Court		<b>Rs.20,000/-</b> <small>(Rs. 2,15,280/sq.mt.)</small>	<b>NA</b>	<b>NA</b>

Floor	Cost (Per Kiosk)
LGF, UGF, 2 <sup>nd</sup> , 3 <sup>rd</sup>	<b>Rs.35,00,000/-</b>
4 <sup>th</sup>	<b>Rs.30,00,000/-</b>

Facility, Items & Works Free of Cost		
1.EEC	2.FFC	3. Lease Rent

Chargeable Facility, Items & Works
1. Road Facing PLC @ 5% of B.S.P. (Only for LGF & UGF Shops).
2. Electric Meter 3 kva (Monthly Running & Maintenance Charges Chargeable) @ Rs.15000/- per kva.
3. Power Back-up (Inverter) 1 kva (Monthly Running & Maintenance Charges Chargeable) @ Rs.25000/- per kva.

Payment Plan- 50:50	
At the time of booking	10%
Within 45 days of booking	40%
On Offer of Possession	50%

Payment Plan- CLP (Rs.1000/-sqft extra)	
At the time of booking	10%
Within 45 days of booking	15%
On Completion of Lower Ground Floor Slab	25%
On Completion of Structure	25%
On Offer of Possession	25%

Down Payment Plan-90:10 (Discount @ 10% on bsp on extra 40% Payment)	
At the time of booking	10%
Within 45 days of booking	80%
On Offer of Possession	10%

**NOTE:**

- GST@12% and Duties, Other Govt. Charges, Stamp Duty, Registration, Lawyer's Fee as applicable will be charged extra.
- Interest Free Maintenance Security (on super area): Rs.1076.40 per sq.mtr.(Rs100/-per sq.ft.) payable at the time of offer of possession.
- One Year i.e., 1st year advance maintenance charges @ Rs161.46/- per sq.mtr. per month (Rs15 /-per sq. ft. per month for kiosk Rs.10/- per sqft) plus 18% GST extra payable from the date of offer of possession.
- Air-conditioning will be provided by Dx system. Charges for the system will be Rs. 50,000/- per ton (Rs. 10,000/- for every 0.5 ton in addition to 1.0 ton charged extra) + GST or other taxes will be extra and payable by the customer at the time of offer of possession. This includes the cost of common cooling tower, piping to the shops & indoor units (It is mandatory to take minimum 1 ton AC load for covered area up to 100 sqft, 1.5-ton AC load for covered area from 101 sqft. to 150 sqft., 2-ton AC load for covered area from 151 sqft to 200 sqft and similarly so on in multiple of 0.5 ton).
- Additional compensation to farmers which is Rs. 387.504 per sq.mtr. on total land area of township including common area. It propitiates share on your saleable area comes to Rs.36.00 per sqft. at the time of offer of possession.
- "The prices have been determined after considering the impact of input tax credit available to company under GST regime."
- The information in this price list is provided in good faith and does not constitute part of the contract.
- The price list and information given is indicative and only for reference, however the customer is bound and has to pay the amount as per the actual papers/forms being signed by the developer and the customer.
- Price list & Payment Plan can be changed without notice.
- Cheque/DD in favour of "Wall Rock Developers LLP Collection Account For Yamuna City Mall"

**1 sq.mt =10.764 sq.ft.**

**Category-wise Shop No.**

**Category-A**

**LGK-01**,09 to 11, 18, 27,28, 37 to 62,76, 81 to 90, 95, 107 to 111, 115,116,118,126 to 128, 136,138, 146 to 155.  
**UGF-01**,09,10,17 to 35, 38 to 43, 47, 49, 51, 54, 56, 63 to 65, 70 to 79, 81 to 90, 98, 99, 107  
**FFK-01**,07 to 13, 15 to 47, 52, 53, 58 to 79, 89, 94, 98, 99, 101, 102, 104, 105, 107, 108, 110  
**SFK-01** to 47  
**TFK-01** to 55

**Category-B**

**LGK-02** to 08, 12 to 17, 19 to 26, 29 to 36, 77, 91 to 94, 96 to 98, 112 to 114,117, 119 to 125, 129 to 135, 137, 139 to 145  
**UGF-02** to 08, 11 to 16, 36, 37, 52, 53, 60 to 62, 66, 91 to 97, 100 to 106  
**FFK-02**, 03, 48 to 51, 54 to 57, 80 to 88, 95 to 97, 100, 103, 106, 109

**Category-C**

**LGK-63** to 75, 78 to 80, 99 to 106  
**UGF-44** to 46, 48, 50, 55, 57 to 59, 67 to 69, 80  
**FFK-04** to 06, 14, 90 to 93

**Category-5% PLC**

**LGK-09** to 11, 27, 28, 47 to 50, 107, 108, 126 to 128, 146 to 155  
**UGF-09**, 10, 25, 33 to 35, 77 to 79, 81 to 90, 107