

2024



PRICE LIST | THE HABITAT, RANCHI

**1-2-3 & 4 BHK PREMIUM APARTMENT
SHIVAJI NAGAR, NEAR BERLIN HOSPITAL, BARIYATU, RANCHI**

UGNA BUILDWELL PVT. LTD. | U45200JH2021PTCO16511
HOME LOAN AVAILABLE BY ALL NATIONALIZED & PRIVATE LEADING BANK

The Habitat

Available Sizes:

Type of Flat	Tower - Cluster No.	S. Built-Up Area/ Salable Area
Duplex 3 BHK + Store Room + Puja Room + 5 Balcony + Terrace Balcony + 3 Toilet + Dress Area	A - 1 & 2	2890 SQ. FT
4 BHK + 4 Toilet + Servant/Study/Home Office Room + Store Room + Puja Room + 5 Balcony	A - 3 & 4	2785 SQ. FT
3 BHK + 3 Toilet + Store Room + Foyer Area + 5 Balcony	B - 5 & 8	2123 SQ. FT.
3 BHK + 3 Toilet + Store Room + Foyer Area + 4 Balcony	B - 1 & 4	2105 SQ. FT
3 BHK + 2 Toilet + Foyer Area + 3 Balcony	B - 2, 3	1693 SQ. FT.
3 BHK + 2 Toilet + Foyer Area + 3 Balcony	B - 6 & 7	1711 SQ. FT.

Basic Sale Price:

Payment Plan	Saleable Area (SFT)								
Construction Link	4,600/- PSF								
Floor PLC's (PSF):									
Floor	1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th - 10 th	11-16 th
PSF	200/-	175	150	125	100	75	50	25	150

Location PLC (Preferential Location Charges)

- ✓ 2 Side Corner Facing : INR 100/- PSF
- ✓ Duplex Premium : INR 300/- PSF

Other Charges: (at the time of Possession)

- ✓ Lift/Genset : 1,45,000/-
- ✓ Fire Fighting : 80,000/-
- ✓ Cover Car Parking : 2,75,000/-
- ✓ Club Membership : 1,50,000/-
- Total : 6,50,000 INR**

Terms & Conditions

- ❖ Registry, Stamp Duty/ GST or any kind of taxes (if any) etc.
Govt. norms as applicable from time to time till the ownership of the Unit/Area.
- ❖ Meter Installation Charge, Per KVA Power Backup supply will be extra

UGNA Buildwell Pvt. Ltd. | CIN No.: U45200JH2021PTCO16511

Web: www.ugnabuildwell.com | E-Mail: ugnabuildwell@gmail.com, info@ugnabuildwell.com
Corporate Off.: UGNA BUILDWELL PVT. LTD., 105, 1st Floor, Mahal Residency, Above Apollo clinic, Booty Road,
Bariyatu, Ranchi, Jharkhand - 834009

Site Add: The Habitat, Shivaji Nagar, Bargain, Near Berlin Hospital, Ranchi, Jharkhand

Customer Support No.: 844 844 0699, 700 70 93377, 0651-3172361

- ❖ Areas mentioned above are tentative & may vary \pm 10% in Super Area till possession.
- ❖ All Cheques/DD to be drawn in favor of “**UGNA Buildwell Pvt. Ltd.**”, payable at Ranchi.

PAYMENT PLAN

BSP: As per company Price List

Construction Link Payment Plan (CLP)

On Booking	10% of BSP
Within 30 Days of Booking/ On Agreement	10% of BSP
On Excavation	10% of BSP
On Casting of Foundation	10% of BSP
On Casting of 2nd Floor	10% of BSP
On Casting of 5th Floor	10% of BSP
On Casting of 8th Floor	10% of BSP
On Casting of 10th Floor	10% of BSP
On Casting of Top Floor	5% of BSP
On Start of Brick Work Plaster	5% of BSP
On Start of Flooring within Apartment	5% of BSP
On Final Notice of Possession	5% of BSP

- ❖ BSP = Basic Sale Price
- ❖ PLC = Preferential Location Charges

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