

2025



**1-2-3-4 BHK & DUPLEX PREMIUM APARTMENT
THE HABITAT | RANCHI**

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

THE HABITAT – PRICE LIST

| 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 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, 6 & 7 | 1693 SQ. FT. |
| 3 BHK + 2 Toilet + Foyer Area + 3 Balcony | B – 6 & 7 | 1711 SQ. FT. |

| Basic Sale Price: | | | | | | | | | | |
|--------------------|-----------------|-----------------|-----------------|---------------------|-----------------|-----------------|-----------------|------------------------------------|---------------------|-------------------------------------|
| Payment Plan | | | | Price (Per Sq. Ft.) | | | | | | |
| Construction Link | | | | 5,000/- PSF | | | | | | |
| Floor PLC's (PSF): | | | | | | | | | | |
| Floor | 1 st | 2 nd | 3 rd | 4 th | 5 th | 6 th | 7 th | 8 th - 10 th | 11-14 th | 14 th – 16 th |
| PSF | 200/- | 175 | 150 | 125 | 100 | 90 | 80 | 100 | 200 | 225 |

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. will be payable by the allottee/Buyer/Owner as per 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
- ❖ 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.

UGNA Buildwell Pvt. Ltd. | CIN No.: U45200JH2021PTC016511

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, 70 700 933 77, 9955 970 699

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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