

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

W.E.F. 1ST SEPTEMBER 2025

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				5,200/- 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.

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

- ❖ 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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