



Rera No: UPRERAPRJ228846
www.up-rera.in

PHASE 1 - Inventory (Limited Flats Available)

w.e.f. 27-Jan-2023

Unit Type	2A	3A	3B	3D SOLD OUT	4A
Description	2BHK+2T+3B	3BHK+2T+4B	3BHK+2T+4B	3BHK+3T+4B	4BHK+3T+4B
Carpet Area (m ²)	53.85	59.94	59.89	77.10	98.82
Sale-Able Area* (ft ²)	1115	1240	1200	1535 <i>Show Flat Ready</i>	2000
Units in Phase 1	B2 B5**	B1 B3 B4 B6 C1 C6	C2 C5**	C3 C4	A1 A2 A3** A4
Basic Cost of Top Floor	50,17,500	55,80,000	54,00,000	69,07,500	90,00,000
Parking Rights	1 Car (Open)	1 Car (Covered)			2 Cars (Single Bay)

*First floor units have additional chargeable lawn area **19th Floor of respective units will vary in size due to provision of a refuge floor

Price List

Floor Grid according to GNIDA	Price per sq. ft. (Sale-able Area)
24 th	4500
20 th ~ 23 th	4600
16 th ~ 19 th	4650
12 th ~ 15 th	4700
8 th ~ 11 th	4750
5 th ~ 7 th	4800
3 rd ~ 4 th	4850
2 nd	4900
1 st	4950

Premium Location Charges (PLC)

Tower	1	2	3	4	5	6
A	₹ 300	₹ 200	₹ 200	₹ 300	N/A	N/A
B	₹ 200	₹ 200	₹ 200	₹ 200	₹ 200	₹ 200
C	₹ 200	₹ 200	₹ 300	₹ 300	₹ 200	₹ 200

No Additional Charges

EEC/FFC
Lease Rent Annual or/and One-time
Rights for Car Parking
Lifetime Club Paper Boat Membership (Joining Fees)
1 kVA Power Backup

Construction Linked Plan (CLP)

At the time of Booking	10%
Within 45 days of Booking	10%
On Casting of Foundation : Already Due	10%
On Casting of Ground Floor	10%
On Casting of 4 th Floor Slab	10%
On Casting of 8 th Floor Slab	10%
On Casting of 12 th Floor Slab	10%
On Casting of 16 th Floor Slab	10%
On Completion of Super Structure of Tower	10%
On Start of Finishing Work	5%
At the time of Offer of Possession	5%

Special Payment Plan (SPP60)

At the time of Booking (Within 30 Days)	60%
On Completion of Super Structure of Tower	20%
At the time of Offer of Possession	20%

Down Payment Plan (DPP80) (Eligible for 10% discount at BSP)

At the time of Booking (Within 30 Days)	80%
On Completion of Super Structure of Tower	10%
At the time of Offer of Possession	10%

For more information, please contact:

Sales Partner	
Mobile No.	

1 Sq. Mtr. = 10.7639 Sq.ft.

YouTube



Show Flat

A Project of
FUSION
BUILDING VALUES

FUSION HOMES
more smiles per square feet

UFAIRIA
FUNI FASHION FESTA

A French
APARTMENTS

Blessings Homz Private Limited is a fully owned subsidiary of Fusion Limited
Sales cum Site Office: GH-03C, Sector 12, Greater Noida (West), U.P. 201308
www.thebrook.in

Google Maps



Site Location

Rev.3 ED:20230127

Cost Head	Example	Option 1	Option 2	Option 3	Option 4	Option 5
Unit No.	B-2302					
Size	1115 ft ²					
Basic Sale Price	₹4600/psf					
+ View PLC	₹200/psf					
Total	₹4800x1115= ₹53,52,000/-					
+ IFMS, Possession, Statutory & GST Charges	As Applicable	• Unit will be reserved only after realisation of 10% payment. • 1% or 5% GST applicable as per prevailing law.				

REMITTANCE THROUGH RTGS/NEFT/UPI

We quote below details for transfer of funds to our bank account directly. However, all bank charges i.e. your banker and our banker are to be borne by you. Any net amount credited to our account will be treated as final payment. Also, please provide the full details of funds transferred through email to: reco@fusionbuildtech.com. If you have any doubts or any clarification is needed on this subject, please do not hesitate to call us at 011-43434040 (Finance Department)

Account Title : BLESSINGS HOMZ PRIVATE LIMITED COLLECTION AC FOR THE BROOK PHASE-1

Account No. : 0330 0500 8409

IFSC Code : ICIC 000 0330

Bank : ICICI BANK LTD.

Branch : A-31, ANAND VIHAR, MAIN VIKAS MARG EXTENSION, DELHI - 110092



HOME LOANS AVAILABLE*



Disclaimer: The purchase at his/her discretion and cost may apply/avail housing loan from bank/financial institutions. The company under no circumstances shall be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of instalments to the company shall not be linked to the housing loan availed/to be availed by the purchaser.

Terms & Conditions

- Cheque/Draft to be made in favour of "Blessings Homz Private Limited Collection AC For The Brook Phase-1"
- Prices are subject to change without any prior notice, at the sole discretion of the company.
- Cancellations, interest, and refunds as per terms and conditions set out in the application form and agreement for sale/sub-lease.
- No escalation shall be charged for apartments sold.
- The building plans and unit sizes are tentative and the Builder may make such changes, modifications, alterations, and additions therein as may be deemed necessary or may be required to be done by the Builder, the Government/Noida Authority, any other Local Authority or Body having jurisdiction.
- The area mentioned is the Super Area, which is defined as follows:
 - the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and the full area of walls in other cases; area under columns, cupboards, window projections, and balconies; and
 - a proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircases, circulating areas, lifts, shafts, passages, corridors, stilts, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms, etc. Built-up Area: Built-up area, as per CREDAI definition, shall mean the total Polyline (P.Line) area measured on the outer line of the unit, including balconies and/or terraces, with or without the roof. The outer walls, which are shared with another unit, shall be computed at 50%. The remaining outer walls are computed at 100%. Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area, and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment."
- Booking is subject to detailed terms and conditions as given in the Application Form and Agreement to Sell/Sub Lease or Flat Buyer's Agreement.
- Registration, stamp duty charges, service tax, GST, and any other taxes are extra as per government norms.
- The cost of registering the application form and agreement to sell, sub-lease or flat buyer's agreement as per RERA guidelines will be borne by the buyer.
- The company and its agents do not endorse any kind of credit note.
- The amount paid by the intending allottee will be treated as application money, and if for any reason, whatsoever, be it for a circumstance, within or beyond the control of the company/builder, the whole or part of the project is abandoned, the intending allottee shall have no claim of any kind against the builder, and the builder will be discharged of its obligations on the payment of the principal amount in full as received from the applicant, without any interest thereon.
- This price list is for comparative purposes only. The flat shall be sold at a lump sum price. This break-up is only for calculation and comparative purposes.
- No request for a plan change will be entertained.
- The company reserves the right to withdraw the payment plan at its sole discretion without any prior notice.
- All parking will be allotted at the sole discretion of the company/developer. It can be mechanical or non-mechanical depending on the technical feasibility of the project.
- Interest penalty for delayed payment will be charged at an interest rate equal to MCLR (Marginal Cost of Lending Rate) on a home loan from State Bank of India as applicable on the date of registration of the project with UPREDA Authority plus 1% p.a shall be charged. Cancellation charges and restoration charges of cancelled flat will be charged as per detailed terms and conditions of the Application Form and Agreement to Sell/Sub Lease or Flat Buyer's Agreement.
- Post-dated cheques to be given at the time of booking/execution of the Special Payment Plan (60:20:20)
- Apart from the above-mentioned charges, charges for electricity connection, gas connection, water & sewerage connection, dual meter or any other service will be charged extra at the time of offer of possession.
- The total cost of the unit will be calculated on SuperArea using a bundle pricing method. However, if need be, as per RERA guidelines if the calculation has to be done on the carpet area, it can be done by factoring in the Total Cost as per Super Area.
- Any amount paid in terms of taxes to the government or authority concerned shall not be refunded.
- The above prices mentioned here are after consideration of any input credit received and/or to be received under GST or other taxation policies.
- All the instalments due before the offer of possession have to be paid along with the Offer of Possession demand if the Offer of Possession demand is raised before the due timeline of other instalments if any instalment is time linked
- IFMS @Rs.35/Sq.ft on sale-able area payable at the time of Offer of Possession