

MIGSUN ALPHA CENTRAL, RETAIL PRICE LIST			
W.E.F. 10-05-2025			
Floor Name		Pre-Launch Price (BSP Per Sq Ft)	Launch Price (BSP Per Sq Ft)
Ground Floor		Rs. 26,999/-	Rs. 29,999/-
First Floor		Rs. 10,999/-	Rs. 13,999/-
Second Floor		Rs. 7,999/-	Rs. 10,999/-
PLC's			
Front Facing	Rs. 2,500/- Per Sq Ft	Atrium Facing	Rs. 1,500/- Per Sq Ft
Corner	Rs. 1,500/- Per Sq Ft	Road Facing	Rs. 1,500/- Per Sq Ft
Premum Unit (Ground Floor Unit No- 1 to 5, 11 to 22, 45 to 53, 61 to 64 & 71 to 78)			Rs. 5000/- Per Sq Ft
Other Charges		Possession Charges	
HVAC	Rs. 1500/- Per Sq Ft	Power Backup	Rs 40,000/- Per KVA
EDC	Rs. 1250/- Per Sq Ft	Electric Load Charges	Rs 25,000/- Per KW
IDC	Rs. 1250/- Per Sq Ft	Lease Rent	Rs. 1250/- Per Sq Ft
FFC	Rs. 1250/- Per Sq Ft		
Area		Power Backup	Electric Load
Upto 200 Sq Ft		2 KVA	3 KW
201 Sq Ft to 400 Sq Ft		3 KVA	4 KW
401 Sq Ft to 600 Sq Ft		4 KVA	5 KW
601 Sq Ft to 800 Sq Ft		5 KVA	6 KW
801 Sq Ft and Above		6 KVA	7 KW
Payment Plan -CLP			
1	ON BOOKING	10% Of BSP + OTHER CHARGES	
2	WITHIN 45 DAYS OF BOOKING	10% Of BSP + OTHER CHARGES	
3	ON COMMENCEMENT OF EXCAVATION OR 90 DAYS FROM BOOKING WHICHEVER IS LATER	10% Of BSP + OTHER CHARGES	
4	ON COMMENCEMENT OF PCC	5% Of BSP + OTHER CHARGES	
5	ON COMMENCEMENT OF BASEMENT	5% Of BSP + OTHER CHARGES	
6	ON COMMENCEMENT OF LOWER GROUND FLOOR	3% Of BSP + OTHER CHARGES	
7	ON COMMENCEMENT OF GROUND FLOOR	3% Of BSP + OTHER CHARGES	
8	ON COMMENCEMENT OF 1ST FLOOR	3% Of BSP + OTHER CHARGES	
9	ON COMMENCEMENT OF 2ND FLOOR	3% Of BSP + OTHER CHARGES	
10	ON COMMENCEMENT OF 3RD FLOOR	3% Of BSP + OTHER CHARGES	
11	ON COMMENCEMENT OF 4TH FLOOR	3% Of BSP + OTHER CHARGES	
12	ON COMMENCEMENT OF 5TH FLOOR	3% Of BSP + OTHER CHARGES	
13	ON COMMENCEMENT OF ELECTRICAL COMPONENT WORK	3% Of BSP + OTHER CHARGES	
14	ON COMMENCEMENT OF SUPER STRUCTURE WORK	3% Of BSP + OTHER CHARGES	
15	ON COMMENCEMENT OF PLASTER WORK	3% Of BSP + OTHER CHARGES	
16	ON COMMENCEMENT OF FAÇADE	5% Of BSP + OTHER CHARGES	
17	ON APPLICATION OF CC/OC	15% Of BSP + OTHER CHARGES	
18	ON OFFER OS POSSESSION / FITOUT	10% Of BSP + OTHER CHARGESM + POSSESSION CHARGES	
Note :			
1	GST will be charged 12% extra on total cost		
DETAILS OF COLLECTION ACCOUNT OF MIGSUN ALPHA CENTRAL PROJECT			
ACCOUNT NAME		SIPL-COLLECTION AC FOR MIGSUN ALPHA CENTRAL PNO C2 CB ALPHA II GN, UP	
BANK NAME		ICICI Bank	
ACCOUNT NUMBER		777705696769	
IFSC CODE		ICIC0000254	

MIGSUN ALPHA CENTRAL, FOOD HALL PRICE LIST

W.E.F. 10-05-2025

Floor Name		Pre-Launch Price (BSP Per Sq Ft)	Launch Price (BSP Per Sq Ft)
Lower Ground Floor (Food Hall)		Rs. 11,999/-	14,999/-
PLC's			
Super Premium	Rs. 3,000/- Per Sq Ft	Main Arena	Rs. 2,000/- Per Sq Ft
Corner	Rs. 1,500/- Per Sq Ft	Side Arena	Rs. 1,500/- Per Sq Ft

Other Charges		Possession Charges	
HVAC	Rs. 1500/- Per Sq Ft	Power Backup	Rs 40,000/- Per KVA
EDC	Rs. 1250/- Per Sq Ft	Electric Load Charges	Rs 25,000/- Per KW
IDC	Rs. 1250/- Per Sq Ft	Lease Rent	Rs. 1250/- Per Sq Ft
FFC	Rs. 1250/- Per Sq Ft		

Area	Power Backup	Electric Load
Upto 200 Sq Ft	2 KVA	3 KW
201 Sq Ft to 400 Sq Ft	3 KVA	4 KW
401 Sq Ft to 600 Sq Ft	4 KVA	5 KW
601 Sq Ft to 800 Sq Ft	5 KVA	6 KW
801 Sq Ft and Above	6 KVA	7 KW

Payment Plan -CLP		
1	ON BOOKING	10% Of BSP + OTHER CHARGES
2	WITHIN 45 DAYS OF BOOKING	10% Of BSP + OTHER CHARGES
3	ON COMMENCEMENT OF EXCAVATION OR 90 DAYS FROM BOOKING WHICHEVER IS LATER	10% Of BSP + OTHER CHARGES
4	ON COMMENCEMENT OF PCC	5% Of BSP + OTHER CHARGES
5	ON COMMENCEMENT OF BASEMENT	5% Of BSP + OTHER CHARGES
6	ON COMMENCEMENT OF LOWER GROUND FLOOR	3% Of BSP + OTHER CHARGES
7	ON COMMENCEMENT OF GROUND FLOOR	3% Of BSP + OTHER CHARGES
8	ON COMMENCEMENT OF 1ST FLOOR	3% Of BSP + OTHER CHARGES
9	ON COMMENCEMENT OF 2ND FLOOR	3% Of BSP + OTHER CHARGES
10	ON COMMENCEMENT OF 3RD FLOOR	3% Of BSP + OTHER CHARGES
11	ON COMMENCEMENT OF 4TH FLOOR	3% Of BSP + OTHER CHARGES
12	ON COMMENCEMENT OF 5TH FLOOR	3% Of BSP + OTHER CHARGES
13	ON COMMENCEMENT OF ELECTRICAL COMPONENT WORK	3% Of BSP + OTHER CHARGES
14	ON COMMENCEMENT OF SUPER STRUCTURE WORK	3% Of BSP + OTHER CHARGES
15	ON COMMENCEMENT OF PLASTER WORK	3% Of BSP + OTHER CHARGES
16	ON COMMENCEMENT OF FAÇADE	5% Of BSP + OTHER CHARGES
17	ON APPLICATION OF CC/OC	15% Of BSP + OTHER CHARGES
18	ON OFFER OS POSSESSION / FITOUT	10% Of BSP + OTHER CHARGES SM + POSSESSION CHARGES

Note :

1	GST will be charged 12% extra on total cost							

DETAILS OF COLLECTION ACCOUNT OF MIGSUN ALPHA CENTRAL PROJECT

ACCOUNT NAME	SIPL-COLLECTION AC FOR MIGSUN ALPHA CENTRAL PNO C2 CB ALPHA II GN, UP
BANK NAME	ICICI Bank
ACCOUNT NUMBER	777705696769
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RERA Website: www.up-rera.in/projects RERA Registration No: UPRERAPRJ928123/05/2025, Launch/Proejct Registration Date: 10.05.2025

MIGSUN ALPHA CENTRAL, BUSINESS SUITES PRICE LIST			
W.E.F. 10-05-2025			
Floor Name		Pre-Launch Price (BSP Per Sq Ft)	Launch Price (BSP Per Sq Ft)
Business Suites		Rs. 6,999/-	9,999/-
PLC's			
Front Facing	Rs. 1,500/- Per Sq Ft	Road Facing	Rs. 1,000/- Per Sq Ft
Corner	Rs. 1,000/- Per Sq Ft		
Other Charges		Possession Charges	
EDC	Rs. 600/- Per Sq Ft	Power Backup	Rs 40,000/- Per KVA
IDC	Rs. 600/- Per Sq Ft	Electric Load Charges	Rs 25,000/- Per KW
FFC	Rs. 600/- Per Sq Ft	Lease Rent	Rs. 1000/- Per Sq Ft
Area		Power Backup	Electric Load
400 Sq Ft to 500 Sq Ft		2 KVA	3 KW
501 Sq Ft to 600 Sq Ft		3 KVA	4 KW
601 Sq Ft to 700 Sq Ft		4 KVA	5 KW
701 Sq Ft and Above		5 KVA	6 KW
Payment Plan -CLP			
1	ON BOOKING	10% Of BSP + OTHER CHARGES	
2	WITHIN 45 DAYS OF BOOKING	10% Of BSP + OTHER CHARGES	
3	ON COMPLETION OF EXCAVATION	10% Of BSP + OTHER CHARGES	
4	ON BASEMENT COMPLETION	2.5% Of BSP + OTHER CHARGES	
5	ON COMMENCEMENT OF GROUND FLOOR	2.5% Of BSP + OTHER CHARGES	
6	ON COMMENCEMENT OF 3RD FLOOR	2.5% Of BSP + OTHER CHARGES	
7	ON COMMENCEMENT OF 6TH FLOOR	2.5% Of BSP + OTHER CHARGES	
8	ON COMMENCEMENT OF 9TH FLOOR	2.5% Of BSP + OTHER CHARGES	
9	ON COMMENCEMENT OF 12TH FLOOR	2.5% Of BSP + OTHER CHARGES	
10	ON COMMENCEMENT OF 15TH FLOOR	2.5% Of BSP + OTHER CHARGES	
11	ON COMMENCEMENT OF 18TH FLOOR	2.5% Of BSP + OTHER CHARGES	
12	ON COMMENCEMENT OF 21ST FLOOR	2.5% Of BSP + OTHER CHARGES	
13	ON COMMENCEMENT OF 23RD FLOOR	2.5% Of BSP + OTHER CHARGES	
14	ON COMMENCEMENT OF 25TH FLOOR	2.5% Of BSP + OTHER CHARGES	
15	ON COMMENCEMENT OF 27TH FLOOR	2.5% Of BSP + OTHER CHARGES	
16	ON COMMENCEMENT OF SUPER STRUCTURE WORK	5% Of BSP + OTHER CHARGES	
17	ON COMMENCEMENT OF BRICK WORK	2.5% Of BSP + OTHER CHARGES	
18	ON COMMENCEMENT OF PLASTER WORK	2.5% Of BSP + OTHER CHARGES	
19	ON COMMENCEMENT OF TILE WORK	2.5% Of BSP + OTHER CHARGES	
20	ON COMMENCEMENT OF UPVC WORK	2.5% Of BSP + OTHER CHARGES	
21	ON COMMENCEMENT OF PLUMBING WORK	2.5% Of BSP + OTHER CHARGES	
22	ON COMMENCEMENT OF FACADE WORK	5% Of BSP + OTHER CHARGES	
23	ON COMMENCEMENT OF LIFT INSTALLATION WORK	2.5% Of BSP + OTHER CHARGES	
24	ON OFFER OF POSSESSION / FITOUT	15% Of BSP + OTHER CHARGESM + POSSESSION CHARGES	
Note :			
1	GST will be charged 12% extra on total cost		
DETAILS OF COLLECTION ACCOUNT OF MIGSUN ALPHA CENTRAL PROJECT			
ACCOUNT NAME		SIPL-COLLECTION AC FOR MIGSUN ALPHA CENTRAL PNO C2 CB ALPHA II GN, UP	
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