

WINDLASS RIVER VALLEY

THE SMART TOWNSHIP

North India's Largest Integrated Smart Township, Dehradun,
Uttarakhand- 248005

Price List & Payment Plan from 1st FEBRUARY 2025

KAVERI PHASE

S.No.	Unit (Sq.ft.)	Type	February	March	April	May	June
1	1350	2 BHK+2T+2B	1,04,62,500	1,04,96,250	1,05,30,000	1,05,63,750	1,05,97,500
2	1500	2.5 BHK+2T+2B	1,16,25,000	1,16,62,500	1,17,00,000	1,17,37,500	1,17,75,000
3	1850	3 BHK+3T+1B	1,43,37,500	1,43,83,750	1,44,30,000	1,44,76,250	1,45,22,500
4	2100	3 BHK+4T+1B	1,62,75,000	1,63,27,500	1,63,80,000	1,64,32,500	1,64,85,000
5	2500	3.5 BHK+4T+2B	1,93,75,000	1,94,37,500	1,95,00,000	1,95,62,500	1,96,25,000
6	3150	4 BHK+5T+2B	2,44,12,500	2,44,91,250	2,45,70,000	2,46,48,750	2,47,27,500
7	3600	4.5 BHK+6T+4B	2,79,00,000	2,79,90,000	2,80,80,000	2,81,70,000	2,82,60,000

S.No.	Unit (Sq.ft.)	Sky Villas	February	March	April	May	June
1	4200	4 BHK+5T+1B	4,41,00,000	4,43,10,000	4,45,20,000	4,47,30,000	4,49,40,000
2	4600	4 BHK+6T+1B	4,83,00,000	4,85,30,000	4,87,60,000	4,89,90,000	4,92,20,000
3	7000	5 BHK+7T+2B	7,35,00,000	7,38,50,000	7,42,00,000	7,45,50,000	7,49,00,000
4	8100	6.5 BHK+9T+5B	8,50,50,000	8,54,55,000	8,58,60,000	8,62,65,000	8,66,70,000

Visit: www.windlassdeveloper.com



Site Office/Location : Kuanwala/Harrawala, NH-72 Haridwar Road, Dehradun - 248005

Construction Linked Payment Plan (CLP)

At the time of booking Final Allotment Letter less booking amount (Payable within 30 days of booking)	Rs. 2,00,000/-
On commencement of Excavation	20%
On commencement of Foundation	10%
On commencement of Stilt Floor Slab	10%
On commencement of Ground Floor Slab	10%
On commencement of 4th Floor Slab	15%
On commencement of 8th Floor Slab	15%
On commencement of Finishing Work	10%
offer of Possession	5%
	5%

Down Payment

At the time of booking	20%
Within 30 days of booking	80%

Terms & Condition

Cheque to be made in favour of "Windlass Developer Pvt. Ltd." payable at Dehradun.

Pricing includes basic cost, car park usage, external electrification charges, internal development charges, fire fighting charges.

Preferred Location Charges

as applicable will be charged extra.

Floor	Inside	Outside (A&G)	Outside (Forest)
G+4	NA	150/Sq.ft.	300/Sq.ft.
5-9	150/Sq.ft.	300/Sq.ft.	500/Sq.ft.

GST and any other Taxes, as applicable, would be payable over and above the mentioned pricelist.

The pricing mentioned from February 2025 - June 2025 is subject to change from time to time based on prevailing market conditions, internal & external factors, if & when applicable.

Stamp Duty/Registration/Legal Fees/Maintenance charges (for 2 years) will be payable at the time of Possession.

TDS will be applicable on units costing Rs. 50 lakhs & above as defined by the Govt., the buyer needs to deduct TDS on every payment and submit TDS certificate as obtained to the developer. This responsibility lies with the buyer.

Home Loan Approved by All Leading Banks in India

