

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%
On 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.

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