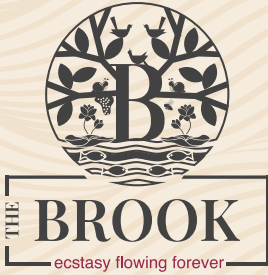


PHASE 2 - Inventory

w.e.f. 15-Mar-2026



Phase 2 - Rera Reg. No:
UPRERAPRJ535539/09/2024
www.up-rera.in



Unit Type		3C: 1350	3E: 1545	4B: 2010	4C: 2050
Description		3BHK+2T+2B	3BHK+3T+4B	4BHK+3T+4B	4BHK+3T+4B
Carpet Area* (A)	(m ²)	64.62	77.10	98.82	100.65
Additional Areas:# (B)	(m ²)				
Unit External Walls		5.21	6.38	7.72	7.84
Exclusive Balcony		24.14	22.20	33.50	33.50
Undivided Proportionate Common Area		20.48	24.44	31.32	31.92
Undivided Proportionate Parking Area		13.75	13.75	18.00	18.00
Total Additional Area		63.58	66.77	90.54	91.26
Total Area# (A+B)	(m ²) (ft ²)	128.20 (1380)	143.87 (1549)	189.36 (2038)	191.91 (2066)

*First floor units have additional chargeable lawn area

**19th Floor of respective units will vary in size due to provision of a refuge floor.

Sizes of Total Area & Additional Areas i.e. Unit External Walls, Exclusive Balcony, Common Area, Parking Area are for information purpose only.

Price List

(In Lacs)

Floor Grid	3C: 1350	3E: 1545	4B: 2010	4C: 2050
27 th *	141.75	162.65	211.00	215.00
24 th ~ 26 th	141.05	161.65	210.00	214.00
20 th ~ 23 rd	141.75	162.65	211.00	215.00
16 th ~ 19 th	142.45	163.65	212.00	216.00
12 th ~ 15 th	143.05	164.15	213.00	217.00
8 th ~ 11 th	143.75	165.15	214.00	218.00
5 th ~ 7 th	144.45	166.15	215.00	219.00
3 rd ~ 4 th	145.15	166.65	216.00	220.00
2 nd	145.75	167.65	217.00	221.00
1 st	146.45	168.65	218.00	222.00

* Nearest access to Landscaped terrace

Premium Location Charges (PLC)

(In Lacs)

Tower	1	2	3	4	5	6
E	1.50	1.35	1.50	3.09	2.70	3.09
F	1.50	1.35	1.50	3.09	2.70	3.09
G	2.00	6.00	8.20	6.10	N/A	N/A

IFMS (Payable at the time of offer of Possession)

Unit Type	Amount Payable
3C: 1350	₹ 47,250/-
3E: 1545	₹ 54,075/-
4B: 2010	₹ 70,350/-
4C: 2050	₹ 71,750/-

Special Payment Plan (SPP-5050-100)

At the time of Booking	50%
At the time of Offer of Possession	50%

Special Payment Plan (SPP-404020-300)

At the time of Booking	40%
On Completion of Super Structure of Tower	40%
At the time of Offer of Possession	20%

Construction Linked Plan (CLP-500)

At the time of Booking	10%
Within 30 days of Booking	10%
On Casting of Foundation	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%

No Additional Charges

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



A Project of



Blessings Homz Private Limited (Fully owned subsidiary of Fusion Limited)

Sales cum Site Office: GH-03C, Sector 12, Greater Noida (West), U.P. 201318

www.thebrook.in

Google Maps



Site Location

1 Sq. Mtr. = 10.7639 Sq.ft.

Rev.04 ED:20260315

Costing Sheet for:

Date:

Cost Head	Calculation	
Unit No.		
Size		
Basic Sale Price		
+ View PLC		
Total		
+ IFMS, Possession, Statutory & GST Charges	As Applicable	<ul style="list-style-type: none"> • Unit will be reserved only after realisation of 10% payment. • 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 PVT LTD COLLECTION ACCOUNT FOR THE BROOK PHASE-2
 Account No. : 4146 0500 1942
 IFSC Code : ICIC0004146
 Bank : ICICI BANK LTD.
 Branch : GH-05B, TECHZONE IV, GREATER NOIDA (WEST), UP-201318



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

- 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.
- RERA Carpet Area includes all areas bounded by external walls of Unit and includes Internal Wall also. It does not include Exclusive Balcony, Terraces attached to the Unit, External Walls of Unit, undivided shares of common areas and undivided share in parking areas. (Ref.: UP Apartment Act Declaration)
- 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 UPRERA 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.
- 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.
- 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
- Total Area in m² or ft² is included for reference at the client's request and for comparison with other projects in the vicinity. Nevertheless, our sales prices are stated as a lump sum based on RERA Carpet Area (in accordance with RERA) and are measured exclusively in square meters (as per the Weight & Measurement Act). Fusion is dedicated to adhering to all prevailing laws in India.