

WINDLASS
RIVER VALLEY
THE SMART TOWNSHIP

NORTH INDIA'S LARGEST INTEGRATED SMART TOWNSHIP, DEHRADUN,
UTTARAKHAND- 248005

PRICE LIST & PAYMENT PLAN FROM 1ST AUGUST 2025
KAVERI PHASE

S.No.	Unit (Sq.ft.)	Type	August	September	October	November
1	1350	2 BHK+2T+2B	1,06,65,000	1,06,98,750	1,07,32,500	1,07,66,250
2	1500	2.5 BHK+2T+2B	1,18,50,000	1,18,87,500	1,19,25,000	1,19,62,500
3	1850	3 BHK+3T+1B	1,46,15,000	1,46,61,250	1,47,07,500	1,47,53,750
4	2100	3 BHK+4T+1B	1,65,90,000	1,66,42,500	1,66,95,000	1,67,47,500
5	2500	3.5 BHK+4T+2B	1,97,50,000	1,98,12,500	1,98,75,000	1,99,37,500
6	3150	4 BHK+5T+2B	2,48,85,000	2,49,63,750	2,50,42,500	2,51,21,250
7	3600	4.5 BHK+6T+4B	2,84,40,000	2,85,30,000	2,86,20,000	2,87,10,000

S.No.	Unit (Sq.ft.)	Sky Villas	August	September	October	November
1	4200	4 BHK+5T+1B	4,53,60,000	4,55,70,000	4,57,80,000	4,59,90,000
2	4600	4 BHK+6T+1B	4,96,80,000	4,99,10,000	5,01,40,000	5,03,70,000
3	7000	5 BHK+7T+2B	7,56,00,000	7,59,50,000	7,63,00,000	7,66,50,000
4	8100	6.5 BHK+9T+5B	8,74,80,000	8,78,85,000	8,82,90,000	8,86,95,000

Call: 1800 180 4203 | 080250 61506 | **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	Rs. 2,00,000/-
Final Allotment Letter less booking amount (Payable within 30 days of booking)	20%
Within 90 Days of Booking	15%
On commencement of Ground Floor Slab	15%
On commencement of 4th Floor Slab	15%
On commencement of 8th Floor Slab	15%
On commencement of Finishing Work	15%
On offer of Possession	5%

Event (Down Payment) for the 1st Aug to 30th Nov 2025

BSP+PLC

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	150/Sq.ft.	150/Sq.ft.	300/Sq.ft.
5-9	300/Sq.ft.	300/Sq.ft.	600/Sq.ft.

- # GST and any other Taxes, as applicable, would be payable over and above the mentioned pricelist.
- # The pricing mentioned from August 2025 - November 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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