

BBD TIMES SQUARE- SEMI FINISHED OFFICE SPACE

w.e.f. : 1st February, 2020

Basic Sale Price : Rs. 6000 per sq. ft. on Saleable Area

Accommodation	Carpet Area		Bal. Area		Saleable Area*		Basic Sale Price (in Rs.)**	Extra Charges (in Rs.)#			Total Cost (in Rs.)
	sq. mt.	sq. ft.	sq. mt.	sq. ft.	sq. mt.	sq. ft.		EEC, EDC, FFC, Club Membership -1 & Car Parking -1	FTTP	Power Backup Charges ##	
Office Space Semi- Finished	78.97	850	7.43	80	118.45	1275	76,50,000	7,84,125	10,000	2,40,000	86,84,125
	79.43	855	7.43	80	119.38	1285	77,10,000	7,90,275	10,000	2,40,000	87,50,275
	79.90	860	7.43	80	119.84	1290	77,40,000	7,93,350	10,000	2,40,000	87,83,350
	81.29	875	7.43	80	121.98	1313	78,78,000	8,07,495	10,000	2,40,000	89,35,495
	81.29	875	7.43	80	122.17	1315	78,90,000	8,08,725	10,000	2,40,000	89,48,725
	81.75	880	7.43	80	122.63	1320	79,20,000	8,11,800	10,000	2,40,000	89,81,800
	118.45	1275	11.15	120	177.91	1915	1,14,90,000	11,77,725	10,000	3,60,000	1,30,37,725
	119.89	1290	11.50	120	179.83	1935	1,16,10,000	11,90,025	10,000	3,60,000	1,31,70,025
	120.31	1295	11.15	120	180.69	1945	1,16,70,000	11,96,175	10,000	3,60,000	1,32,36,175

* The area mentioned has been rounded off to the nearest whole number.

** Preferential Location / Floor Charges / Extra Charges and GST shall be extra.

Power backup charges Rs. 30,000 per KVA | 8KVA For 1275 sq. ft. to 1320 sq. ft. | 12KVA For 1915 sq. ft. to 1945 sq. ft.

#The Extra Charges mentioned above are tentative & may vary as per actual cost incurred or due to change of policy / other charges levied by Govt / Nodal Agency which shall be borne by the buyer at applicable rate from time to time.

Preferential Location Charges

Preferential Charges	Facing Charges
Shaheed Path	Rs. 200 per sq. ft.
National Highway	Rs. 200 per sq. ft.
High Court	Rs. 100 per sq. ft.

Other Charges

Payment Due	Charges
MRMC	It shall be borne by the applicant (s) as applicable rate/actual cost at the time of possession or as and when demanded by the company.
LSMD	Rs. 100/- per sq. ft.

Semi-finished Space | Brick work with plaster | Entrance door from corridor | Balcony window & door | Balcony railing | Drainage point | Water supply point | Floor water proofing

Construction Linked Payment Plan

At The Time of Booking	Rs. 2,00,000/-
Within 30 Days of Booking	10% Less Booking Amount
Within 60 Days of Booking	10%
Within 90 Days of Booking	7.5%
Within 120 Days of Booking	7.5%
Within 150 Days of Booking	7.5%
On Start of Brick Work	7.5%
On Start of Internal Plaster	7.5%
On Start of Fixing of Door / Window	7.5%
On Start of Flooring of Common Areas	7.5%
On Installation of Lift	7.5%
On Installation of Genset	7.5%
On Installation of Fire Fighting System	7.5%
On Offer of Possession	5%+PLC+Floor Charges+Extra Charges+Other Charges+Stamp Duty+Registration & Misc. Charges

Terms and Conditions

- ◆ Price list as on date of booking shall be applicable, price mentioned herein can be revised at the sole discretion of the promoter /developer without any prior notice.
- ◆ Booking in subject to clearance of booking amount and terms and conditions contained in the application form/Agreement to Sale.
- ◆ Construction stages may be called for payment in any sequence depending on the work undertaken by the developer/ promoter irrespective of sequence mentioned herein above.
- ◆ Cheques/Bank Drafts to be issued in favour of 'VIRAJ CONSTRUCTIONS PVT LTD' payable at Lucknow. (Only at par cheque will be accepted).
- ◆ Electricity Installation Charges, Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected before the possession.
- ◆ GST, VAT & other Government levies are extra as applicable.
- ◆ Registration, Stamp Duty and miscellaneous charges shall be payable at the time of Offer of Possession, as per the prevailing rates and norms.
- ◆ The terms and conditions of sale stated herein are indicative and are subject to detailed terms & conditions in the Agreement to sale are subject to change at the sole discretion of the company.
- ◆ Timely payments of the installments are the essence of the Booking.
- ◆ The Extra Charges mentioned above are tentative & may vary as per actual cost incurred or due to change of policy / other charges levied by Govt. / Nodal Agency which shall be borne by the buyer at applicable rate from time to time.
- ◆ Registered Agreement to Sale will be executed after receiving of 10% amount of BSP of the Unit.
- ◆ If possession is offered earlier, then 100% payment will be payable within in 30 days on offer of possession.
- ◆ **RTGS DETAILS FOR BBD TIMES SQUARE:-**
ACCOUNT NAME : VIRAJ CONSTRUCTIONS PVT. LTD., ACCOUNT NO. : 7177002100001219, IFSC CODE : PUNB0717700, BANK NAME : PUNJAB NATIONAL BANK,
BRANCH NAME : ASHOK MARG, BRANCH ADDRESS : 10, ASHOK MARG, LUCKNOW.

Signature of the Applicant



Viraj Constructions Pvt. Ltd. (RERA REG No. UPRERAPRM1196 (An ISO 9001 :2015 (QMS), ISO 14001 :2015 (EMS), 18001 :2007 (OH&S) Certified Company))
Corp. Office: BBD Viraj Towers, Vibhuti Khand, Shaheed Path, Gomti Nagar, Lucknow.