

w.e.f. : 15<sup>th</sup> April, 2021

## BBD TIMES SQUARE

Basic Sale Price : Rs. 7,000 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    | FTTP   | Power Back up ## | Club Membership |                     | Car Parking |
| Air Conditioned Space | 40.15       | 432     | 3.65      | 39.27   | 61.03          | 657     | 45,99,000                   | 19,710                  | 19,710 | 42,705 | 10,000 | 1,50,000         | 1,00,000        | 3,00,000            | 52,41,125   |
|                       | 39.13       | 421     | 3.65      | 39.27   | 59.47          | 640     | 44,80,000                   | 19,200                  | 19,200 | 41,600 | 10,000 | 1,50,000         | 1,00,000        | 3,00,000            | 51,20,000   |
|                       | 38.57       | 415     | 3.65      | 39.27   | 58.62          | 631     | 44,17,000                   | 18,930                  | 18,930 | 41,015 | 10,000 | 1,50,000         | 1,00,000        | 3,00,000            | 50,55,875   |
|                       | 36.34       | 391     | 3.65      | 39.27   | 55.23          | 594     | 41,58,000                   | 17,820                  | 17,820 | 38,610 | 10,000 | 1,50,000         | 1,00,000        | 3,00,000            | 47,92,250   |

\* 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 for 5KVA (Rs. 30,000 per KVA).

#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/ Floor Charges (PLC) |                   |
|--|-------------------|
| Preferential Charges                       | Percentage of BSP |
| Shaheed Path                               | 7.5%              |
| National Highway                           | 7.5%              |
| High Court                                 | 5.0%              |
| S1 Floor                                   | 5.0%              |
| S2, S3 & S4 Floor                          | 3.0%              |

| 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.   |

## 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**