

LOTUS COURT (PHASE- I) | 2BHK & 3BHK APARTMENTS

Residential Apartments | Basic Sale Price Per sq. ft. **Rs. 4,750/-** On Saleable Area. (Tower 1 to Tower 4)

w.e.f. : 1st August 2022

Category	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	FTTH	Car Parking (Covered)	Power Back up Charges#		Club (GH) Membership
2 BHK	54.35	584.8	1.53	16.46	74.35	800	38,00,000	12,000	24,000	12,000	10,000	2,00,000	54,000	50,000	41,62,000
3 BHK	70.68	760.51	3.21	34.53	97.58	1050	49,87,500	15,750	31,500	15,750	10,000	2,00,000	54,000	50,000	53,64,500

* Preferential Location / Floor Charges / Extra Charges and GST shall be extra.
#Power backup - For 3KVA | **Twin type back to back Parking Rs. 3 Lakh.**

** 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	
Preferential Charges	Percentage of BSP
Central Park / Pool / Club Facing	2%
1 st Floor	5%
2 nd & 3 rd Floor	4%
4 th & 5 th Floor	3%
6 th & 7 th Floor	2%
8 th Floor	1%

Other Charges	
Payment Due	Charges
MRMC	Approx. Rs. 2 per sq. ft. per month (1 year MRMC along with PDCs for 2 years payable in advance)
LSMD	Rs. 50 per sq. ft.
Township development / maintenance charges	To be paid as per demand along with MRMC.

Construction Linked Payment Plan

At The Time of Booking	10 % of BSP
On 30 Days of Booking	10 % of BSP
On 90 Days of Booking	10 % of BSP
On 120 Days of Booking	10 % of BSP
On 150 Days of Booking	10 % of BSP
On Completion of Super Structure	5 % of BSP + PLC & Floor Charges
On Start of Brick Work in Tower	10 % of BSP
On Start of Internal Plaster in Tower	10 % of BSP
On Start of External Plaster in Tower	10 % of BSP
On Start of Flooring in Tower	10 % of BSP
On Offer of Possession	5% + Extra Charges+ Other Charges + Stamp Duty + Registration & Miscellaneous 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.
- ◆ RTGS/NEFT/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 LOTUS COURT (PHASE-I):-**
ACCOUNT NAME: VIRAJ CONSTRUCTIONS PVT. LTD., **ACCOUNT NO. : 7177002100001167, IFSC CODE: PUNB0717700**, BANK NAME : PUNJAB NATIONAL BANK , BRANCH NAME: ASHOK MARG, BRANCH ADDRESS: 10 ASHOK MARG, LUCKNOW.

Signature of the Applicant