

LOTUS ENCLAVE (PHASE-II) | 2/3 BHK VILLAS

w.e.f. : 1st September 2021

Category	Plot Area*		Carpet 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	FTTH	Electricity Connection Charges	Water/Sewer Connection Charges	
2 BHK (A1)	93.87	1010	102.79	1106.00	124.07	1335.00	66,90,250	50,500	1,01,000	10,000	12,500	12,500	68,76,750
3 BHK (C1)	93.87	1010	121.93	1312.00	143.59	1545.00	71,62,750	50,500	1,01,000	10,000	12,500	12,500	73,49,250
3 BHK (B1)	112.50	1210.5	131.23	1412.00	151.02	1625.00	80,74,575	60,525	1,21,050	10,000	12,500	12,500	82,91,150

* For Regular Units. | ** Preferential Location / Floor Charges / Extra Charges and GST shall be extra.

#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 (PLC)	
Preferential Charges	Percentage of BSP
East Facing	2%
Green Facing / Adjacent to Park	5%
Corner	5%
Corner + Green Facing/Adjacent to Park	7.5%
Front Cluster (205 to 245)	8%

Other Charges	
Payment Due	Charges
MRMC	Shall be informed at the time of Possession
IFMS	Rs. 60/- per sq. ft. (on plot area)
Township development / maintenance charges	To be paid as per demand along with MRMC.

Cost of Extra Land: Rs. 3750/- per sq. ft.

Cost of Extra Built-up Area : 2250/- per sq. ft.

Construction Linked Payment Plan (Option - A)

Payment Due	Percentage (%) of Basic Sale Price
Booking Amount	Rs. 3,00,000 / Rs. 4,00,000
Within 30 days From Booking	10% Less Booking amount
Within 60 days From Booking	10%
Within 120 days From Booking	10%
On Construction up to Plinth Level	10%
On Construction up to Lintel Level (Ground Floor)	10%
On Laying of Ground Floor Roof Slab	10%
On Construction up to Lintel Level (First Floor)	5% + PLC
On Laying of 1st Floor Roof Slab	7.5%
On Start of Internal Plaster	7.5%
On Start of Flooring of Rooms	7.5%
On Start of External Plaster	7.5%
On Offer of Possession	5% + Extra Charges+ Other Charges + Stamp Duty + Registration & Miscellaneous Charges

1 sq. mt. = 10.764 sq. ft.

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 is 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 LOTUS ENCLAVE (PHASE -II):-**
ACCOUNT NAME : VIRAJ CONSTRUCTIONS PVT. LTD., **ACCOUNT NO. : 7177002100001194, 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 | **Site Office:** New Gomti Nagar, Faizabad Road, Lucknow.