
STUDIO (540 Sqft) & 1BHK (785 Sqft)

Serviced Apartments

PAARTH NU

at

Gomti Nagar Extension,

Shaheed Path, Lucknow

(to be effective from 13th May, 2014)

Proposed Studio& 1 BHK Serviced Apartments

- ▶ **BSP for Normal units:** Rs.4275/-+ Additional charges extra as applicable (@ 400 per sqft)for normal units.
- ▶ **BSP for Hotel Units:**Rs. 4375/- + Additional charges extra as applicable (@ 400 persqft) for units under Hotel area + Rs. 50,000 as sinking fund.

Booking Amount :

- ▶ Rs.2.00 LACS for540sqft unit
- ▶ Rs. 2.50 LACS for 785 sqft unit

Payment Plans :

[A] Down-payment Plan – Assured Return/Rental Plan @ 12.5%

95 % payment of BSP within 90 days of booking& balance 5% BSP +Additional Charges + PLCs + All Other Charges at the time of possession. Assured Return/Rent shall be paid on monthly basis, for which PDCs to be issued on receipt of 95% BSP on annual basis. Return can be in the form of fixed rental equivalent to 12.5% p.a. Return / Rent payable till Offer of Possession.

Plan A	Down payment Plan – Assured Return/Rental Plan @ 12.5%
At the time of booking	2.00 lacs – 540 sqft apartment 2.50 lacs - 785 sqft apartment
On 90 th day from the date of booking	95 % of bsp less booking amt paid.
On offer of possession	5% of bsp+ plc [if any], additional charges and EDC +other cost/charges(if any)+ stamp duty, registration charges

[B] 50% Down-payment Plan – Assured Return / Rental @ 11.5%+Assured Lease Option

50 % payment of BSP within 90 days of booking.Next 45% of BSP payable at the time of completion of structure.Balance 5% BSP &All Other Charges at the time of possession. Assured Return/Rent shall be paid on monthly basis @ 11.5% p.a. on 50% BSP received for which PDCs to be issued bi-annually.Assured Return/Rental to be enhanced at the same rate of 11.5% after receipt of 45% additional payment on completion of top floor slab. PDCs to be issued on annual basis for 95% of BSP received from this stage onwards. Return can be in the form of fixed rental equivalent to 11.5% p.a. Return / Rent payable on amount received and to be paid till Offer of Possession. **Further if the Allottee fails to pay 2nd demand of 45% on or before due date, the Allottee shall not be paid any return thereafter till the balance payment is cleared.**Balance 5% BSP + Additional Charges + PLCs + All Other Charges at the time of possession.

Plan B	Down payment plan – assured return / rental @ 11.5%+ assured lease option
At the time of booking	2.00 lacs – 540 sqft apartment 2.50 lacs - 785 sqft apartment
On 90 th day from the date of booking	50 % of bsp less booking amt paid
On completion of top floor slab	45% of bsp
On offer of possession	5% of bsp+ plc [if any], additional charges and EDC +other cost/charges (if any)+ stamp duty, registration charges

[C]Interest Free Construction Linked Installment Plan

This is regular standard plan at BSP of Rs 4275/- psft . + Additional charges extra as applicable (@ 400 per sqft). 30% Payment Time Linked 70% Construction Linked.

Plan C	Interest Free Construction Linked Installment Plan
At the time of booking	2.00 lacs –540 sqft apartment 2.50 lacs - 785sqft apartment
On allotment	10 % of bsp less booking amount paid
On 45 th day of allotment	7.5 % of BSP
On start of construction	7.5 % of bsp + 50% of plc [if any]
On casting of basement floor	7.5 % of bsp + 50% of edc
On casting of ground floor roof	7.5 % of bsp
On casting of 2 nd floor roof	7.5 % of bsp + 50% of additional cost
On casting of 5 th floor roof	7.5 % of bsp +50% of plc [if any]
On casting of 8 th floor roof	7.5 % of bsp
On casting of 12 th floor roof	7.5 % of bsp + 50% of edc
On casting of 15 th floor roof	7.5 % of bsp
On casting of top floor roof	7.5% of bsp+50% of additional cost
On start of flooring	10 % of bsp
On offer of possession	5% of bsp+other cost/charges (if any)+ stamp duty, registration

Specification

As per standard pre-approved specifications as per Code I of the project

Transfer Charges

1st Transfer free for first sixmonths from start of construction.

LIST OF ADDITIONAL CHARGES		
<u>Paarth NU Serviced Apartments,</u> <u>Gomti Nagar Extn., (lucknow)</u>		
Preferential location charges		
Floor PLC - 2nd floor : 7 %, 3rd floor : 6 % , 4th floor : 5 % , 5th floor : 4% , 6th-10th floor : 3% of BSP (units on GF and FF to be blocked as we shall finalise the plans for the units on these floors)		
Central park / club facing units : 100 per sqft		
Additional cost (One Time Payment)		
1	Covered Car Parking (Mandatory)	Rs 1,50,000/- each
2	Lumpsum Maintenance Deposit (LSMD)	Rs 75/- per sq.ft
3	External Electrification Cost (E.E.C.)	Rs 35/- per sq.Ft
4	Fire Fighting Equipment Cost (F.F.E.C.)	Rs 35/- per sq.ft
5	Club Lifetime Membership Fees	Rs. 50,000 /-
Other Costs		
1	External development charges (EDC) (subject to revision)	Rs. 50 /- per sqft
2	Sinking fund (applicable in assured leasing plan)	Rs. 50,000/-
3	Power Back-up (3 KVA) per unit	Rs. 40,000/-

Note : The PLC's mentioned above shall be applicable for the previous code's also.