

**PRICE LIST (w.e.f. 24 June 2022)**
**RERA Registration No. - UPRERAPRJ260653**

Unit Type	Floor Location	Tower Number	Number of Floors in Towers	Carpet Area		Super Area #		Basic Sale Price (Rs.)	Booking Amount (Rs.)
				Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.		
2 BHK	1st to 18th	<b>B1 (G.H.-10)</b>	G + 19	87.64	943.36	128.67	1,385	11,330,000	1,133,000
Penthouse - Type 2	19th			171.03	1,840.97	288.10	3,100	25,405,000	2,540,500
3 BHK + S	1st to 4th	<b>B1 (G.H.-10)</b>	G + 19	125.20	1,347.65	196.49	2,115	17,370,000	1,737,000
3 BHK + S	5th to 18th			125.20	1,347.65	196.49	2,115	17,475,750	1,747,575
Penthouse - Type 1	19th			235.90	2,539.23	397.30	4,275	34,863,750	3,486,375
3 BHK + S	1st to 4th	<b>B2 (G.H.-10)</b>	G + 19	135.97	1,463.58	200.21	2,155	17,690,000	1,769,000
3 BHK + S	5th to 19th			135.97	1,463.58	203.45	2,155	17,797,750	1,779,775
4 BHK + S	1st to 4th	<b>B2 (G.H.-10)</b>	G + 19	225.77	2,430.19	327.49	3,525	28,650,000	2,865,000
4 BHK + S	5th to 19th			225.77	2,430.19	327.49	3,525	28,826,250	2,882,625
3 BHK + S	1st to 4th	<b>C (G.H.-11)</b>	G + 17	125.50	1,350.88	193.28	2,080	16,570,000	1,657,000
3 BHK + S	5th to 19th			125.50	1,350.88	193.28	2,080	16,674,000	1,667,400
4 BHK+S	1st to 4th	<b>A1, A2 &amp; A3 (G.H.-11)</b>	G + 23	188.80	2,032.24	299.26	3,220	26,210,000	2,621,000
4 BHK+S	5th to 17th			188.80	2,032.24	299.26	3,220	26,371,000	2,637,100
Sky Villa - Type 1	18th to 23rd			308.60	3,321.77	550.19	5,920	48,106,000	4,810,600
4 BHK+S - Prime	1st to 4th	<b>A1, A2 &amp; A3 (G.H.-11)</b>	G + 23	196.09	2,110.71	308.55	3,320	27,010,000	2,701,000
4 BHK+S - Prime	5th to 17th			196.09	2,110.71	308.55	3,320	27,176,000	2,717,600
Sky Villa - Type 2	18th to 23rd			323.92	3,486.67	562.27	6,050	49,152,500	4,915,250

\* G.S.T. / Any Other Taxes / Cess payable extra (as and when due) and to be borne by purchaser / allottee for booking amount and all subsequent payments as per the applicable rates on Cost & Other Charges payable for the Flat/Unit.

\*\* Payment to be made after deduction of applicable TDS, presently applicable on a Property having value more than Rs. 50 lacs.

# As per the provisions of RERA the undivided share in the common area would be transferred to the association of the allottees and not to the customer. Therefore, the area difference between the carpet and the super area would not be registered to the customer.

#### Details of Other Charges (Other than Basic Cost of Flat mentioned above)

##### Sl. No.

1	Prefential Location Charges for Floor 1st to 4th - Tower A1, A2 & A3 : Unit Type 2	Rs. 75/- p.s.f. on SBUA of Flat/Unit
2	Prefential Location Charges for Floor 5th & above - Tower A1, A2 & A3 : Unit Type 2	Rs. 50/- p.s.f. on SBUA of Flat/Unit
3	External Development Charges	Rs. 70/- p.s.f. on SBUA of Flat/Unit
4	Non Refundable Maintenance Deposit (IFMS)	Rs. 70/- p.s.f. on SBUA of Flat/Unit
5	External Electrification Charges (EEC)	Rs. 70/- p.s.f. on SBUA of Flat/Unit
6	Fire Fighting Equipment Charges (FFEC)	Rs. 70/- p.s.f. on SBUA of Flat/Unit
7	Power Back-up Infrastructure Charges (5KVA for 2BHK & 3BHK / 7KVA for 4BHK, Penthouse & SkyVilla)	Rs. 90,000 for 5KVA / Rs. 1,26,000 for 7KVA
8	Advance Recurring Maintenance Charges (Payable in advance for 12 months).	Rs. 42/- p.s.f. on SBUA of Flat/Unit
9	Club Membership Fee - (OneWorld exclusive Club)	Optional - Membership Fee to be decided later

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**(B) Construction Link Payment Plan -**

Booking Amount		10.00%	of Net Basic Sale Price		
Within 45 Days of booking		5.00%	of Net Basic Sale Price		
On commencement of excavation of Tower		5.00%	of Net Basic Sale Price	+ EDC	
On casting of Basement Roof Slab		5.00%	of Net Basic Sale Price		
On casting of Ground floor slab		5.00%	of Net Basic Sale Price		
On casting of 1st floor slab		5.00%	of Net Basic Sale Price		
On casting of 3rd floor slab		5.00%	of Net Basic Sale Price		
On casting of 5th floor slab		5.00%	of Net Basic Sale Price		
On casting of 7th floor slab		5.00%	of Net Basic Sale Price		
On casting of 9th floor slab		5.00%	of Net Basic Sale Price		
On casting of 11th floor slab		5.00%	of Net Basic Sale Price		
On casting of 13th floor slab		5.00%	of Net Basic Sale Price		
On casting of 15th floor slab		5.00%	of Net Basic Sale Price		
On casting of 17th floor slab		5.00%	of Net Basic Sale Price		
On casting of Top floor slab		5.00%	of Net Basic Sale Price		
On start of Electrical Work		5.00%	of Net Basic Sale Price		
On start of Internal Plaster		5.00%	of Net Basic Sale Price		
On start of Flooring		5.00%	of Net Basic Sale Price		
On offer of Possession		5.00%	of Net Basic Sale Price	+ Other Charges	

\*Construction stages can be called for payment in any sequence depending on the work herein above undertaken by the Promoter / Developer irrespective of the sequence mentioned .

**Note: -**

- 1 This 'Price List' is for reference & information only. Prices mentioned herein can be revised at the sole discretion of the Promoter/Developer without any prior notice.
- 2 The Price of units will remain firm once booked.
- 3 Booking is subject to clearance of booking amount and terms & conditions contained in the Application Form / Agreement to Sell.
- 4 Drawings are conceptual and illustrative. Area and dimension may change within the permissible limits and will be adjusted before execution of Sale Deed as per the Basic Price prevailing on the date of booking.
- 5 All taxes, levies, duties, cess, G.S.T. or any other amount charged by any Government / Government Agency / Controlling Authority shall be payable extra.
- 6 All payments shall be made through cheque/DD in favour of "ANS Developers Pvt. Ltd."(Formerly known as Shalimar Lakecity Pvt. Ltd.) payable at par at Lucknow.
- 7 Cost of Stamp Duty, Registration Charges and other related charges / cost are extra as per govt. rules/policies/rates and to be borne by Purchaser/Allotee(s).
- 8 Any additional area/construction/facilities/service(s) provided in addition to that mentioned in the registered Agreement to Sell shall be charged extra.
- 9 One Car Parking Space alongwith Mechanical Parking Machine be allotted in the basement but subject to availability and on 'First Come First Serve' basis. (3BHK, 4BHK, Penthouse & Skyvilla)
- 10 One Car Parking Space be allotted in the basement but subject to availability and on 'First Come First Serve' basis. (2BHK Flat)