



**PRICE LIST (w.e.f. 1st Oct 2022)**

RERA Registration No. - UPRERAPRJ380751

Unit Type	Floor Location	Unit Type	Number of Floors in Towers	Carpet Area		Super Area #		Basic Sale Price (Rs.)	Booking Amount (Rs.)
				Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.		
3 BHK+Ser.	Podium to 4th	Type-1	Podium to 24th	129.21	1,390.82	190.45	2,050	1,49,60,000	14,96,000
3 BHK+Ser.	5th to 24th	Type-1		129.21	1,390.82	190.45	2,050	1,50,62,500	15,06,250
3 BHK+Ser.	Podium to 4th	Type-2	Podium to 24th	129.35	1,392.32	190.45	2,050	1,49,60,000	14,96,000
3 BHK+Ser.	5th to 24th	Type-2		129.35	1,392.32	190.45	2,050	1,50,62,500	15,06,250
3 BHK - Prime +Ser.	2nd to 4th	Type-3	2nd to 24th	136.64	1,470.79	217.86	2,345	1,75,18,500	17,51,850
3 BHK - Prime +Ser.	5th to 24th	Type-3		136.64	1,470.79	217.86	2,345	1,76,35,750	17,63,575

\* 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/Unit mentioned above)

##### Sl. No.

1	External Development Charges	Rs. 60/- p.s.f. on SBUA of Flat/Unit
2	Non Refundable Maintenance Deposit (IFMS)	Rs. 60/- p.s.f. on SBUA of Flat/Unit
3	External Electrification Charges (EEC)	Rs. 60/- p.s.f. on SBUA of Flat/Unit
4	Fire Fighting Equipment Charges (FFEC)	Rs. 60/- p.s.f. on SBUA of Flat/Unit
5	Power Back-up Infrastructure Charges (5KVA)	Rs. 1,00,000/-
6	Advance Recurring Maintenance Charges (Payable in advance for 12 months).	Rs. 42/- p.s.f. on SBUA of Flat/Unit
7	Club Membership Fee - (OneWorld exclusive Club)	Optional - Membership Fee to be decided later

....Contd... 2

Promoter RERA Registration No. : UPRERAPRM10813

U.P. RERA WEBSITE ADDRESS [www.up-rera.in](http://www.up-rera.in)



**(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		7.50%	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 4th 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 10th 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 16th floor slab		5.00%	of Net Basic Sale Price		
On casting of 19th floor slab		5.00%	of Net Basic Sale Price		
On casting of 22th floor slab		5.00%	of Net Basic Sale Price		
On casting of Top floor slab		7.50%	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/D.D. in favour of "**ANS DPL Coll A/c Whispering Woods GH-14"** 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/Allottee(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 (1) Covered Car Parking Space** will be allotted for the **Unit Type - 1 & Unit Type - 2** the but subject to availability and on 'First Come First Serve' basis.
- 9 **Two (2) Covered Car Parking Spaces** will be allotted for the **Unit Type - 3** the but subject to availability and on 'First Come First Serve' basis.