



SAPPHIRE ROYALE

LUCKNOW-SULTANPUR NATIONAL HIGHWAY

RERA REGISTRATION NO.:UPRERAPRJ17975

PRICE LIST & PAYMENT PLAN-PLOTS (W.E.F. 1st July, 2021)

BSP	Rs. 3100 PER SQ.FT. (Rs. 33,368 PER SQ. METER)	
PLOT TYPE	SQ.FT.	SQ.MT.
	834	77.48
	1250	116.13
	1500	139.35
	1650	153.29
	1800	167.22
	1950	181.16
BOOKING AMOUNT	10% OF BSP	

DEVELOPMENT LINKED PAYMENT PLAN

AT THE TIME OF BOOKING	10% OF BSP
ON 30 TH DAY OF BOOKING	10% OF BSP
LAYING OF SEWER & WATER LINE IN FRONT OF PLOT	40% of BSP + 50% of PLC
COMMENCEMENT OF INTERNAL ELECTRICITY WORK IN FRONT OF PLOT	20% of BSP
LAYING OF WBM ROAD IN FRONT OF PLOT	15% of BSP + 50% of PLC
ON OFFER OF POSSESSION/ AGREEMENT TO SELL	5% OF BSP + IFMS + WATER & SEWER CHARGES + EEC + EDC+ CLUB CHARGES + WATER CHARGES FOR CONSTRUCTION +IEC + MRMC DEPOSIT + STAMP DUTY & REGISTRATION CHARGESAND OTHER CHARGES (IFANY)

DOWN PAYMENT PLAN

DISCOUNT 5% OF BSP

AT THE TIME OF BOOKING	10%
ON 30 TH DAY OF BOOKING	85% OF BSP + 50% OF PLC
ON OFFER OF POSSESSION	5% OF BSP + 50% OF PLC + IFMS + WATER & SEWER CHARGES+ EEC + EDC+ CLUB CHARGES + WATER CHARGES FOR CONSTRUCTION+ IEC + MRMC DEPOSIT + STAMP DUTY & REGISTRATION CHARGES AND OTHER CHARGES (IF ANY)

PREFERENTIAL LOCATION CHARGES (PLC)

CORNER PLOT	10%
PARK FACING	7.5%
12 METER ROAD & ABOVE	5%

OTHERS CHARGES PAYABLE ON OFFER OF POSSESSION/ATS

WATER & SEWER CONNECTION CHARGES	Rs. 7500
INTERNAL ELECTRIFICATION CHARGES (IEC)	Rs. 7500
EXTERNAL ELECTRIFICATION CHARGES (EEC)	Rs.50 PER SQ. FT.
WATER CHARGES FOR CONSTRUCTION	Rs. 15 PER SQ. FT.
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs. 15 PER SQ. FT.
CLUB MEMBERSHIP FEES*	TO BE INFORMED ON OFFER OF POSSESSION
EXTERNAL DEVELOPMENT CHARGES (EDC) PAYABLE IN L.D.A.	Rs. 65 PER SQ. FT.
MONTHLY RECURRING MAINTENANCE CHARGES (MRMC) FOR 36 MONTHS PAYABLE IN ADVANCE AT THE TIME OF OFFER OF POSSESSION	TO BE INFORMED ON OFFER OF POSSESSION

TERMS & CONDITIONS

1. Price list is applicable for standard units only. Costing of corner shall be done separately.
2. This Price List is for reference and information only. Prices mentioned herein can be revised by the Company without prior notice.
3. There might be some units with more than one PLC, in such cases two higher percentage PLC will be charged. However, in cases where total PLC is more than 15%, Only 15% shall be charged. In all other cases, applicable PLC shall be charged accordingly.
4. Booking/Allotment of unit is subject to Terms & Conditions contained in Application Form/Allotment Letter. Kindly read the Terms & Conditions of Application Form/Allotment Letter carefully. Any changes/suggestion implemented in the Terms & Conditions of Booking/Allotment by RERA shall be incorporated accordingly as and when suggested.
5. Any additional facility that may be provided shall be charged extra.
6. Sequence of Development work as mentioned above is not fixed. Any of these works can be done without following the above sequence and payment due for the same work shall be demanded accordingly.
7. Areas mentioned are tentative and may vary, and same shall be adjusted at the rates prevailing at the time of booking.
8. Possession will be handed over after making full and final payment along with all other charges/after execution of Sale Deed.
9. GST shall be payable extra as per Government norms. The input credit of GST is already adjusted in Basic Cost.
10. Changes/increase in any other Government Taxes/Levies/Cess/Duties(if any), charged by Government/Controlling Authority shall be payable by the purchaser as and when demanded. Cost of Stamp Duty/Registration Charges, along with other charges shall be intimated to the buyer at the time of offer of Possession.
11. All payments shall be made through Cheque/DD in favour of " SAPPHIRE INFRAVENTURES PRIVATE LIMITED " payable at par at Lucknow. Corporate Office, GF-I, Sapphire Homes, 2 Fawn Brake Avenue, Sarojini Naidu Marg, Lucknow.
RTGS: SAPPHIRE INFRAVENTURES PRIVATE LIMITED/ HDFC BANK/M G ROAD HAZRAT GANJ, LUCKNOW ACCOUNT NUMBER: 50200047510535/IFSC CODE: HDFC0000078

*Club and Gymnasium are not the Integral Part of township

Signature of Purchaser

Signature of Seller