



# SAPPHIRE ROYALE

LUCKNOW – SULTANPUR HIGHWAY (NH-56)

RERA REGISTRATION NO. : UPRERAPRJ17975

<b>PRICE LIST &amp; PAYMENT PLAN – PLOTS (w.e.f. 7<sup>th</sup> April, 2019)</b>	
<b>BSP</b>	Rs. 2, 849 per sq.ft. (Rs.30,667 per sq. meter)
<b>Inaugural Discount</b>	Rs.100 per sq.ft.
<b>Sizes</b>	834 sq.ft. (77.48 sq.mt), 1250 sq.ft. (116.13 sq.mt.) 1500 sq.ft. (139.35 sq.mt.), 1650 sq.ft. (153.29 sq.mt.) 1800 sq.ft. (167.22 sq.mt.), 1950 sq.ft. (181.16 sq.mt.)
<b>Booking Amount</b>	5% of BSP
<b>Development Linked Payment Plan/Instalment Plan</b>	
<b>At the Time of Booking</b>	5% of BSP
<b>After 30 Days of Booking</b>	5% of BSP
<b>Within 60 days of Booking</b>	10% of BSP
<b>Within 120 days of Booking</b>	12.5% of BSP
<b>Within 150 days of Booking / Upon laying of sewer line in front of Plot whichever is later</b>	12.5% of BSP + 50% of PLC
<b>Upon laying of water line in front of Plot</b>	10% of BSP
<b>Upon commencement of Internal Electricity work in front of Plot</b>	15% of BSP
<b>Upon laying of WBM road in front of Plot</b>	15% of BSP + 50% of PLC
<b>Upon Laying of DBM Road and BC in front of plot</b>	10%
<b>Upon offer of Possession</b>	5% of BSP + IFMS + Water & Sewer Connection Charges + EEC + EDC + Club Membership Fees + Water Charges For Construction + Internal Electrification Charges + Stamp Duty & Registration Charges + MRMC Deposit + Other Charges (If Any)

<b>Down Payment Plan</b>	
<b>Discount – 9% of BSP</b>	
<b>At the time of Booking</b>	10%
<b>Within 45 days of Booking</b>	85% of BSP + 50% of PLC
<b>At the Time of Possession</b>	5% of BSP + 50% of PLC + IFMS + Water & Sewer Connection Charges + EEC + EDC + Club Membership Fees + Water Charges For Construction + Internal Electrification Charges + Stamp Duty & Registration Charges + MRMC Deposit + Other Charges (If Any)

<b>PREFERENTIAL LOCATION CHARGES (PLC)</b>	
<b>Corner Plot</b>	10%
<b>Park Facing</b>	7.5%
<b>12 Meter Road &amp; Above</b>	5%

<b>OTHER CHARGES PAYABLE ON OFFER OF POSSESSION</b>	
<b>Water &amp; Sewer Connection Charges</b>	Rs.7500
<b>Internal Electrification Charges</b>	Rs.7500
<b>External Electrification Charges</b>	Rs.50 per sq.ft.
<b>Water Charges for Construction</b>	Rs. 15 per sq.ft.
<b>Interest Free Maintenance Security (IFMS)</b>	Rs.15 per sq.ft.
<b>Club Membership Fees*</b>	To be informed on offer of possession
<b>External Development Charges (EDC) Payable in L.D.A.</b>	Rs.65 per sq.ft.
<b>Monthly Recurring Maintenance Charges (MRMC for 36 months are payable in advance at the time of offer of possession).</b>	Approx. Rs. 1 per sq.ft. per month

<b>TERMS &amp; CONDITIONS</b>	
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 PLCs 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 suggested/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 alongwith 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 " <b>SAPPHIRE INFRAVENTURES PRIVATE LIMITED</b> " payable at par at Lucknow.	
<b>RTGS : SAPPHIRE INFRAVENTURES PRIVATE LIMITED/INDIAN BANK/ ASHOK MARG, LUCKNOW ACCOUNT NUMBER : 6691519468/ /IFSC CODE: IDIB000L002</b>	

\*Club and Gymnasium are not the Integral Part of the township

**SAPPHIRE INFRAVENTURES PVT. LTD.**

**Corporate Office: GF-I, Sapphire Homes, 2, Fawn Brake Avenue, Sarojni Naidu Marg, Lucknow.**