



# SAPPHIRE ROYALE

LUCKNOW-SULTANPUR NATIONAL HIGHWAY

RERA REGISTRATION NO.:UPRERAPRJ17975

## PAYMENT PLAN- VILLA (W.E.F. 1<sup>st</sup> July, 2021)

<b>CONSTRUCTION LINKED PAYMENT PLAN</b>	
AT THE TIME OF BOOKING	10% OF BSP
ON 30 <sup>TH</sup> DAY OF BOOKING	10% OF BSP
ON 60 <sup>TH</sup> DAY OF BOOKING	10% OF BSP
ON EXCAVATION/ LAYING OF FOUNDATION	10% OF BSP + 50 % OF PLC
ON REACHING PLINTH LEVEL	10% OF BSP
ON COMMENCEMENT OF GROUND FLOOR SLAB	10% OF BSP
ON START OF PLUMBING WORK	12.5% OF BSP + 50% OF PLC
ON COMMENCEMENT OF PLASTER	12.5% OF BSP
ON START OF FLOORING	10% OF BSP
ON OFFER OF POSSESSION/ AGREEMENT TO SELL	5% OF BSP + IFMS + WATER & SEWER CHARGES + EEC + EDC + CLUB CHARGES + IEC+ MRMC+ STAMP & REGISTRATION CHARGES + OTHER CHARGES (IF ANY)

<b>DOWN PAYMENT PLAN (DISCOUNT 5% ON 90% OF BSP)</b>	
AT THE TIME OF BOOKING	10% OF BSP
ON 30 <sup>TH</sup> DAY OF BOOKING	85% OF BSP + 50% PLC
ON OFFER OF POSSESSION	5% OF BSP + 50% OF PLC + IFMS + WATER & SEWER CHARGES+ EEC + EDC + CLUB CHARGES + ELECTRICITY CABLE CHARGES + MRMC + STAMP & REGISTRATION CHARGES + OTHER CHARGES (IF ANY)

<b>PREFERENTIAL LOCATION CHARGES (PLC)</b>	
CORNER VILLA	10%
PARK FACING	7.5%
12 METER ROAD & ABOVE	5%

<b>OTHER CHARGES PAYABLE ON OFFER OF POSSESSION/ATS</b>	
WATER & SEWER CONNECTION CHARGES	Rs. 7500 PER VILLA
EXTERNAL ELECTRIFICATION CHARGES (EEC)	Rs. 50 PER SQ. FT.
MALBA & OTHER CHARGES	Rs. 15000 PER VILLA
INTERNAL ELECTRIFICATION CHARGES (IEC)	Rs. 7500 PER VILLA
EXTERNAL DEVELOPMENT CHARGES (EDC) PAYABLE IN LDA	Rs. 65 PER SQ. FT.
CLUB MEMBERSHIP FEES*	TO BE INFORMED ON OFFER OF POSSESSION
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs. 15 PER SQ. FT.
MONTHLY RECURRING MAINTENANCE CHARGES (MRMC) FOR 36 MONTHS ARE 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 HAZRATGANJ, LUCKNOW  
ACCOUNT NUMBER: 50200047510535/IFSC CODE: HDFC0000078**

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

**Signature of Seller**

**Signature of Purchaser**