

PRICE LIST

RERA Registration No: UPRERAPRJ629194
RERA Website: <http://up-rera.in>

W.E.F. 5th January 2024

TOWER-A (Ariel) & Tower-D (Vega)						
FLOOR	ACCOMODATION	RERA CARPET AREA (Sq. Ft.)	* BUILT UP AREA (Sq. Ft.) (including balcony)	* SUPER AREA (Sq. Ft.)	UNIT NUMBER	UNIT COST (GST EXTRA)
GROUND	3BHK	1261.43	1620.31	1955	1,2	12805250
	3BHK	1235.49	1609.97	1940	3	12707000
	3BHK+ SERVANT	1351.74	1748.39	2105	4,5	13787750
	3BHK	1209.44	1584.47	1910	6	12510500
1st to 17th	3BHK+SERVANT	1351.74	1748.39	2105	1,2,4,5	13787750
	3BHK	1235.49	1609.97	1940	3	12707000
	3BHK	1209.44	1584.47	1910	6	12510500
18th	3BHK	1261.43	1620.31	1955	1,2,4,5	12805250
	3BHK	1235.49	1609.97	1940	3	12707000
	3BHK	1209.44	1584.47	1910	6	12510500
19th & 20th	PENTHOUSE	2669.79	3648.68	4395	1,3	28787250
	DUPLEX	2470.98	3199.06	3855	2	25250250
	DUPLEX	2418.89	3147.71	3790	4	24824500

TOWER-B (Aster) & Tower-C (Cosmo)						
FLOOR	ACCOMODATION	RERA CARPET AREA (Sq. Ft.)	* BUILT UP AREA (Sq. Ft.) (including balcony)	* SUPER AREA (Sq. Ft.)	UNIT NUMBER	UNIT COST (GST EXTRA)
GROUND	3BHK	1277.36	1702.86	2040	2, 3	13362000
	4BHK+ SERVANT	1715.14	2226.53	2665	1, 4	17455750
1st to 17th & 19th	4BHK + SERVANT	1715.14	2226.53	2665	1, 4	17455750
	4BHK+ SERVANT	1609.43	2083.16	2495	2, 3	16342250
18th	4BHK	1598.35	2076.27	2485	1, 4	16276750
	4BHK+ SERVANT	1609.43	2083.16	2495	2, 3	16342250
20th & 21st	DUPLEX	3015	4319.81	5165	1, 4	33830750
	DUPLEX	2918.01	4146.08	4960	2, 3	32488000

*Super Area and Built-up Area for reference only.

Duplex Unit: Terrace Area extra to be charged @3200/-psf

PERFERENCIAL LOCATION CHARGES (Chargeable on Carpet Area)			
1		Ground to 4th Floor	₹ 234/-
2		5th to 7th Floor	₹ 195/-
3		8th to 9th Floor	₹ 156/-
4		10th to 12th Floor	₹ 118/-
5		Green/Park Facing	₹ 118/-

OTHER CHARGES (Chargeable on Carpet Area)		
1	City Development Charges (CDC)	₹ 94/- PSF
2	External Electrification Charges (EEC)	₹ 102/- PSF
3	Fire Fighting Charges(FFC)	₹ 118/- PSF
4	Interest Free Maintenance Security (IFMS) payable at the time of possession	₹ 94/- PSF
5	Power Backup per KVA for 5 KVA	₹ 24,000 per KVA
6	Approx. Monthly Recurring Maintenance Charges (MRMC) per month for 36 months are payable in advance at the time of offer of possession	₹ 5.50/- PSF
7	Club Membership	₹ 125,000

NOTE - Additional Cost: Reserved Surface Parking @ 2,25,000/- ,Basement Reserved Parking(Single) @ 4,00,000/- and Basement Reserved Parking (Back-to-Back) @ 5,00,000/-

PAYMENT PLAN

PLAN A (CONSTRUCTION LINKED PAYMENT PLAN)

S. No.	PARTICULARS	PAYMENT PERCENTAGE
1	At the time of Allotment	10% of BSP
2	On 45 days of Booking	7.5% of BSP
3	On 90 days of Booking	7.5% of BSP
4	On start of Raft/Pile	5% of BSP + 50% PLC
5	On start of 2nd basement slab	5% of BSP + CDC + EEC
6	On start of 2nd floor slab	5% of BSP
7	On start of 4th floor slab	5% of BSP
8	On start of 7th floor slab	5% of BSP
9	On start of 10th floor slab	5% of BSP + 50% PLC
10	On start of 13th floor slab	5% of BSP
11	On start of 16th floor slab	5% of BSP
12	On start of 19th floor slab	2.5% of BSP + FFC + Power Backup
13	on start of top floor slab	5% of BSP
14	On Initiation of Brick Work on Particular Floor of the Tower	2.5% of BSP + Parking (Open/Covered)+ Club Charges
15	On Initiation of Internal Plaster on Particular Floor of the Tower	5% of BSP
16	On Initiation of External Plaster of Particular Tower	5% of BSP
17	On Initiation of Flooring Work on Particular Floor of the Tower	5% of BSP
18	On Initiation of External Painting of Particular Tower	5% of BSP
19	On offer of Possession	5% of BSP+ IFMS & MRMC + Stamp + Court Fees

PLAN B (DOWN PAYMENT PLAN) DOWN PAYMENT DISCOUNT @10% of BSP

S. No.	PARTICULARS	PAYMENT PERCENTAGE
1	At the time of Allotment	10% of BSP
2	On 30th days of Booking	10% of BSP + 100% PLC
3	On 120th days of Booking	80% of BSP+ Other Charges

* IFMS + MRMC + Registration + Stamp Duty shall be payable at the time of Offer of Possession

TERMS & CONDITIONS :

- Prior to actual date of booking price list can be revised at the sole discretion of company without prior notice.
- Booking/Allotment of unit is subject to terms & condition contained in application form/allotment. Kindly read the terms & condition of application forms/allotment letter carefully. Any changes suggested/implemented in the terms and condition of booking/allotment by RERA shall be incorporated accordingly as and when suggested.
- Any additional facility that may be provided shall be charged extra.
- Sequence of construction work as mentioned above is not fixed. Any of these works can be done first without following the above sequence & payment due for the work shall be demanded accordingly.
- Registration charges and all taxes as per government rules shall be charged extra.
- Areas mentioned are tentative and may vary and same shall be adjusted at the rates prevailing at the time of booking.
- Please read the detailed terms & conditions in the application form.
- GST shall be charged extra as per the prevailing Government Norms, any Change in the rate of GST shall be charged extra as and when applied.
- Whereas 1 sq. mtr = 10.764 sq.ft. & 1 sq. ft. = 0.0929 sq. mtr.
- As per section 194-1A of the Income Tax Act-1961, Kindly deduct and deposit 1% TDS on amount payable on purchase of immovable property value of Rs. 50 lacs and above and submit the copy of challan to company for the credit of TDS amount.

MODE OF PAYMENT

- Account Payee cheques, Demand Draft will be payable at Lucknow in favour of "OID Collection A/C For ORO Constella".
- RTGS as per details given below:

Account Name : OID Collection A/C For ORO Constella.
 Account No : 41709557586
 Bank Name : State Bank Of India
 District : Lucknow
 IFSC Code : SBIN0004166