

# PRICE LIST

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

W.E.F. 15th March 2024 @ Rs. 6800

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	13294000
	3BHK	1235.49	1609.97	1940	3	13192000
	3BHK+ SERVANT	1351.74	1748.39	2105	4,5	14314000
	3BHK	1209.44	1584.47	1910	6	12988000
1st to 17th	3BHK+SERVANT	1351.74	1748.39	2105	1,2,4,5	14314000
	3BHK	1235.49	1609.97	1940	3	13192000
	3BHK	1209.44	1584.47	1910	6	12988000
18th	3BHK	1261.43	1620.31	1955	1,2,4,5	13294000
	3BHK	1235.49	1609.97	1940	3	13192000
	3BHK	1209.44	1584.47	1910	6	12988000
19th & 20th	PENTHOUSE	2669.79	3648.68	4395	1,3	29886000
	DUPLEX	2470.98	3199.06	3855	2	26214000
	DUPLEX	2418.89	3147.71	3790	4	25772000

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	13872000
	4BHK+ SERVANT	1715.14	2226.53	2665	1, 4	18122000
1st to 17th & 19th	4BHK + SERVANT	1715.14	2226.53	2665	1, 4	18122000
	4BHK+ SERVANT	1609.43	2083.16	2495	2, 3	16966000
18th	4BHK	1598.35	2076.27	2485	1, 4	16898000
	4BHK+ SERVANT	1609.43	2083.16	2495	2, 3	16966000
20th & 21st	DUPLEX	3015	4319.81	5165	1, 4	35122000
	DUPLEX	2918.01	4146.08	4960	2, 3	33728000

\*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
8	Provision for EV Charging	As per actual to be charged at the time of possession

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