

ORO ELEMENTS (w.e.f 10.11.2020)								
UPRERAPRJ951368								
TOWER NAME	ACCOMODATION	RERA CARPET AREA	BUILT UP AREA (including Balcony)	REFERENCE AREA (sqft)	UNIT TYPE	FLOOR	UNIT NO.	UNIT COST (Including GST)
AZURE & ARIA	2BHK + 2T	532.03	677.5	890	C	2nd Floor	1,6	3,397,842.00
						3rd & 4th Floor		3,375,370.00
						5th & 6th Floor		3,352,897.00
						7th & 8th Floor		3,307,952.00
						9th & 10th Floor		3,285,480.00
						11th & 12th Floor		3,263,007.00
	3BHK + 2T	644.35	843.38	1125	A1 / A2	2nd Floor	2,3,7,8/ 5	4,295,025.00
						3rd & 4th Floor		4,266,619.00
						5th & 6th Floor		4,238,213.00
						7th & 8th Floor		4,181,400.00
						9th & 10th Floor		4,152,994.00
						11th & 12th Floor		4,124,588.00
	3BHK + 2T	645.183	814.13	1090	B	2nd Floor	4	4,161,402.00
						3rd & 4th Floor		4,133,880.00
						5th & 6th Floor		4,106,357.00
						7th & 8th Floor		4,051,312.00
						9th & 10th Floor		4,023,790.00
						11th & 12th Floor		3,996,267.00

PAYMENT PLAN		
PLAN A (CONSTRUCTIONS LINKED PLAN)		
S No	PARTICULARS	PAYMENT PERCENTAGE
1	Booking Amount	Rs 1.00 lacs - 2BHK Apartment Rs 2.00 lacs - 3BHK Apartment
2	On 30th day of Booking	10% less Booking Amount
3	On 60 th day of Booking	10% of Unit Cost
4	On 90th day of Booking	10% of Unit Cost
5	On initiation of Excavation of Tower	7.5% of Unit Cost + 50% PLC
6	On Completion of Stilt Floor Slab of the Tower	7.5% of Unit Cost
7	On Completion of 3rd Floor Slab of the Tower	7.5% of Unit Cost
8	On Completion of 6th Floor Slab of the Tower	7.5% of Unit Cost
9	On Completion of 8th Floor Slab of the Tower	7.5% of Unit Cost + 50% PLC
10	On Completion of Top Floor Slab of the Tower	7.5% of Unit Cost
11	On Initiation of Brick Work on Particular Floor of the Tower	5% of Unit Cost
12	On Initiation of Internal Plaster on Particular Floor of the Tower	5% of Unit Cost
13	On Initiation of External Plaster of the Tower	5% of Unit Cost + Power Backup Charges
14	On Initiation of Flooring work on Particular Floor of the Tower	5% of Unit Cost
15	On offer of Possession of the Unit	5% of Unit Cost + Stamp Duty + Registration + Other Charges

PREFERENCE LOCATION CHARGES		
1	PARK / GREEN FACING	Rs 25/sqft
2	CORNER FACING	Rs 25/sqft

OTHER CHARGES		
1	Interest Free Maintenance Security payable at the time of offer of Possession	Rs 25/sqft
2	Approx. Monthly Recurring Maintenance Charges per month (MRMC) for 36 months are payable in advance at the time of offer of possession	Rs 2/sqft
3	Power Backup Charges per KVA (2KVA for 2BHK & 3KVA for 3BHK)	Rs 20000 per KVA

PLAN B (DOWN PAYMENT PLAN)		
S No	PARTICULARS	PAYMENT PERCENTAGE
1	Booking Amount	Rs 1.00 lacs - 2BHK Apartment Rs 2.00 lacs - 3BHK Apartment
2	On 30th day of Booking	10% less Booking Amount
3	On 120th day of Booking	80% of Unit Cost + 100% PLC
4	Other Charges shall be payable at the offer of Possession.	
5	DOWN PAYMENT DISCOUNT - 10%	

PARKING - One Open Car Parking is included in above price. Incase allottee opted for Covered (Stilt Area) Car Parking additional Rs 125000/- shall be charged.

Terms & Conditions :

1	Prior to actual date of booking price list can be revised at the sole discretion of company without prior notice.
2	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.
3	Any additional facility that may be provided shall be charged extra.
4	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.
5	Registration charges and all taxes as per government rules shall be charged extra.
6	Areas mentioned are tentative and may vary and same shall be adjusted at the rates prevailing at the time of booking.
7	Unit cost is inclusive of 1% GST as per current Government Norms. Any Change in the rate of GST shall be charged extra as and when applied.
8	Please read the detailed terms & conditions in the application form.
9	Whereas 1 sq. mtr = 10.764 sq.ft. & 1 sq. ft. = 0.0929 sq. mtr.
10	GST shall be charged extra on PLC & other charges as per the prevailing Government Norms.

ORO ELEMENTS (w.e.f 10.11.2020)										
FIRST FLOOR UNIT WITH EXCLUSIVE TERRACE RIGHTS										
TOWER NAME	ACCOMODATION	RERA CARPET AREA (sqft)	BUILT UP AREA (Including Balcony)	REFERENCE AREA (sqft)	UNIT TYPE	FLOOR	UNIT NO.	UNIT COST (Including GST)	ADDITIONAL TERRACE (Right to Use Only)	
									AREA	AMOUNT
TOWER AZURE & ARIA	2BHK +2T	532.03	677.5	890	C	FIRST	101	3,442,787.00	130.00	240500.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	102	4,351,838.00	360.00	666000.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	103	4,351,838.00	390.00	721500.00
	3BHK + 2T	638.61	843.38	1090	B	FIRST	104	4,216,447.00	263.00	486550.00
	3BHK + 2T	645.61	814.13	1125	A2	FIRST	105	4,351,838.00	260.00	481000.00
	2BHK +2T	532.03	677.5	890	C	FIRST	106	3,442,787.00	327.00	604950.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	107	4,351,838.00	362.00	669700.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	108	4,351,838.00	252.00	466200.00

PREFERENCE LOCATION CHARGES		
1	PARK / GREEN FACING	Rs 25/sqft
2	CORNER FACING	Rs 25/sqft

OTHER CHARGES		
1	Interest Free Maintenance Security payable at the time of offer of Possession	Rs 25/sqft
2	Approx. Monthly Recurring Maintenance Charges per month (MRMC) for 36 months are payable in advance at the time of offer of possession	Rs 2/sqft
3	Power Backup Charges per KVA (2KVA for 2BHK & 3KVA for 3BHK)	Rs 20000 per KVA

PARKING - One Open Car Parking is included in above price. In case allottee opted for Covered (Stilt Area) Car Parking additional Rs 125000/- shall be charged.

Terms & Conditions :

1	Price list can be revised at the sole discretion of company without prior notice.
2	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.
3	Any additional facility that may be provided shall be charged extra. Please refer terms of allotment.
4	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.
5	Registration charges and all taxes as per government rules shall be charged extra.
6	Areas mentioned are tentative and may vary and same shall be adjusted at the rates prevailing at the time of booking.
7	Unit cost is inclusive of GST as per current Government Norms. Any Change in the rate of GST shall be charged extra as and when applied.
8	GST will be Payable extra as per Govt. Norms. The Input Credit of GST is already adjusted in Basic Cost.
9	Whereas 1 sq. mtr = 10.764 sq.ft. & 1 sq. ft. = 0.0929 sq. mtr.
10	GST shall be charged extra on PLC & other charges as per the prevailing Government Norms.

PAYMENT PLAN		
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PLAN B (DOWN PAYMENT PLAN)		
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1	Booking Amount	Rs 1.00 lacs - 2BHK Apartment
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