

ORO ELEMENTS (w.e.f 15.03.2020)								
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	3,352,897.00
						3rd & 4th Floor		3,330,425.00
						5th & 6th Floor		3,307,952.00
						7th & 8th Floor		3,263,007.00
						9th & 10th Floor		3,240,535.00
						11th & 12th Floor		3,218,062.00
	3BHK + 2T	644.35	843.38	1125	A1 / A2	2nd Floor	2,3,7,8/ 5	4,238,213.00
						3rd & 4th Floor		4,209,806.00
						5th & 6th Floor		4,181,400.00
						7th & 8th Floor		4,124,588.00
						9th & 10th Floor		4,096,181.00
						11th & 12th Floor		4,067,775.00
	3BHK + 2T	645.183	814.13	1090	B	2nd Floor	4	4,106,357.00
						3rd & 4th Floor		4,078,835.00
						5th & 6th Floor		4,051,312.00
						7th & 8th Floor		3,996,267.00
						9th & 10th Floor		3,968,745.00
						11th & 12th Floor		3,941,222.00

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. 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.

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

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%	