

ORO ELEMENTS TOWER AZURE & ARIA (w.e.f 07.08.2021)								
UPRERAPRJ951368								
TOWER NAME	ACCOMODATION	RERA CARPET AREA (sqft)	BUILT UP AREA (including Balcony)	REFERENCE AREA (sqft)	UNIT TYPE	FLOOR	UNIT NO.	UNIT COST (GST Extra)
AZURE & ARIA	2BHK + 2T	532.03	677.5	890	C	2nd Floor	1,6	34,93,250.00
						3rd & 4th Floor		34,71,000.00
						5th & 6th Floor		34,48,750.00
						7th & 8th Floor		34,04,250.00
						9th & 10th Floor		33,82,000.00
						11th & 12th Floor		33,59,750.00
	3BHK + 2T	644.35	843.38	1125	A1 / A2	2nd Floor	2,3,7,8/ 5	44,15,625.00
						3rd & 4th Floor		43,87,500.00
						5th & 6th Floor		43,59,375.00
						7th & 8th Floor		43,03,125.00
						9th & 10th Floor		42,75,000.00
						11th & 12th Floor		42,46,875.00
	3BHK + 2T	645.183	814.13	1090	B	2nd Floor	4	42,78,250.00
						3rd & 4th Floor		42,51,000.00
						5th & 6th Floor		42,23,750.00
						7th & 8th Floor		41,69,250.00
						9th & 10th Floor		41,42,000.00
						11th & 12th Floor		41,14,750.00

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 22000 per KVA

# PARKING - One Open Car Parking is included in above price. Incase allottee opted for Covered (Stilt Area) Car Parking in place of Open Car Parking additional Rs 125000/- shall be charged extra and for basement parking (Tower Aqua) in place of Open Parking additional Rs 250000/- shall be charged extra.

**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	Please read the detailed terms & conditions in the application form.
8	Whereas 1 sq. mtr = 10.764 sq.ft. & 1 sq. ft. = 0.0929 sq. mtr.
9	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.

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 120th day of Booking	15% of Unit Cost + 50% PLC
6	On 180th day of Booking	30% of Unit Cost +50% PLC
7	On Initiation of Brick Work on Particular Floor of the Tower	5% of Unit Cost
8	On Initiation of Internal Plaster on Particular Floor of the Tower	5% of Unit Cost
9	On Initiation of External Plaster of the Tower	5% of Unit Cost + Power Backup Charges
10	On Initiation of Flooring work on Particular Floor of the Tower	5% of Unit Cost
11	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	85% of Unit Cost + 100% PLC
4	<b>Other Charges shall be payable at the offer of Possession.</b>	
5	<b>DOWN PAYMENT DISCOUNT - 5%</b>	

ORO ELEMENTS AZURE & ARIA (w.e.f 07.08.2021)										
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 (GST Extra)	ADDITIONAL TERRACE (Right to Use Only)	
									AREA	AMOUNT
AZURE & ARIA	2BHK +2T	532.03	677.5	890	C	FIRST	101	35,37,750.00	130.00	240500.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	102	44,71,875.00	360.00	666000.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	103	44,71,875.00	390.00	721500.00
	3BHK + 2T	638.61	843.38	1090	B	FIRST	104	43,32,750.00	263.00	486550.00
	3BHK + 2T	645.61	814.13	1125	A2	FIRST	105	44,71,875.00	260.00	481000.00
	2BHK +2T	532.03	677.5	890	C	FIRST	106	35,37,750.00	327.00	604950.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	107	44,71,875.00	362.00	669700.00
	3BHK + 2T	638.61	843.38	1125	A1	FIRST	108	44,71,875.00	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 22000 per KVA

# PARKING - One Open Car Parking is included in above price. Incase allottee opted for Covered (Stilt Area) Car Parking in place of Open Car Parking additional Rs 125000/- shall be charged extra and for basement parking (Tower Aqua) in place of Open Parking additional Rs 250000/- shall be charged extra.

**Terms & Conditions :**

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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	Please read the detailed terms & conditions in the application form.
8	Whereas 1 sq. mtr = 10.764 sq.ft. & 1 sq. ft. = 0.0929 sq. mtr.
9	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.

PAYMENT PLAN		
PLAN A (CONSTRUCTIONS LINKED PLAN)		
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3	On 60 th day of Booking	10% of Unit Cost
4	On 90th day of Booking	10% of Unit Cost
5	On 120th day of Booking	15% of Unit Cost + 50% PLC
6	On 180th day of Booking	30% of Unit Cost +50% PLC
7	On Initiation of Brick Work on Particular Floor of the Tower	5% of Unit Cost
8	On Initiation of Internal Plaster on Particular Floor of the Tower	5% of Unit Cost
9	On Initiation of External Plaster of the Tower	5% of Unit Cost + Power Backup Charges
10	On Initiation of Flooring work on Particular Floor of the Tower	5% of Unit Cost
11	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
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4	Other Charges shall be payable at the offer of Possession.	
5	DOWN PAYMENT DISCOUNT - 5%	

ORO ELEMENTS TOWER AQUA (w.e.f 07.08.2021)								
UPRERAPRJ951368								
TOWER NAME	ACCOMODATION	RERA CARPET AREA (sqft)	BUILT UP AREA (including Balcony)	REFERENCE AREA (sqft)	UNIT TYPE	FLOOR	UNIT NO.	UNIT COST (GST Extra)
AQUA	2BHK + 2T	532.03	677.5	890	C	2nd Floor	1,6	34,93,250.00
						3rd & 4th Floor		34,71,000.00
						5th & 6th Floor		34,48,750.00
						7th & 8th Floor		34,04,250.00
						9th & 10th Floor		33,82,000.00
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PREFERENCE LOCATION CHARGES		
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2	CORNER FACING	Rs 25/sqft

OTHER CHARGES		
1	Interest Free Maintenance Security payable at the time of offer of Possession	Rs 25/sqft
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3	Power Backup Charges per KVA (2KVA for 2BHK & 3KVA for 3BHK)	Rs 22000 per KVA

# PARKING - One Open Car Parking is included in above price. Incase allottee opted for Covered (Stilt Area) Car Parking in place of Open Car Parking additional Rs 125000/- shall be charged extra and for basement parking (Tower Aqua) in place of Open

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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
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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	5% of Unit Cost
12	On Initiation of Internal Plaster on Particular Floor of	5% of Unit Cost
13	On Initiation of External Plaster of the Tower	5% of Unit Cost + Power Backup
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
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5	<b>DOWN PAYMENT DISCOUNT - 8%</b>	