

Ajit **ORO** Atlantis

2 & 3 BHK LUXURY APARTMENT

AJIT ORO COUNTY, JANKIPURAM, LUCKNOW



Lucknow
Property Wala

1ST FIXED PRICE COMPANY

RERA NO- UPRERAAGT26731



Manned
Entry
& Exit



Club
Celebrations



Open
Gym



Yoga &
Meditation
Hall



Children's
Play Area

lucknowpropertywala2012@gmail.com

Call Us: 9415059933

3RD FLOOR, RAJA RAMKUMAR PLAZA, HAZRATGANJ, LUCKNOW

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**PRICE LIST
(W.E.F. 16.11.2023)**

TOWER NAME	ACCOMMODATION	TYPE OF UNIT	RERA CARPET AREA (Sq.Ft.)	BUILT UP AREA (Including Balcony) Sq.Ft.	REFERENCE AREA (Sq.Ft.)	UNIT COST (GST Extra)
IVY 1 & 2	2 BHK	TYPE A1	678	885	1105	Rs. 5373750
	2 BHK	TYPE A2	684	886	1105	Rs. 5373750
	3 BHK	TYPE B	880	1093	1365	Rs. 6608750
CORAL	3 BHK	TYPE C	974	1203	1525	Rs. 7368750

S.No.	PREFERENCE LOCATION CHARGES	
1.	Floor PLC (1st & 2nd Floor)	Rs. 75/- Per Sq. Ft.
2.	Floor PLC (3rd & 4th Floor)	Rs. 50/- Per Sq. Ft.
3.	Floor PLC (5th & 6th Floor)	Rs. 25/- Per Sq. Ft.
4.	Park Facing	Rs. 25/- Per Sq. Ft.

S.No.	OTHER CHARGES	
1.	External Development Charges (EDC)	Rs. 100/- Per Sq. Ft.
2.	External Electrification Charges (EEC)	Rs. 85/- Per Sq. Ft.
3.	Fire Fighting Charges (FFC)	Rs. 75/- Per Sq. Ft.
4.	Interest Free Maintenance Security payable at the time of offer of Possession (IFMS)	Rs. 35/- Per Sq. Ft.
5.	Club Membership	Rs. 35,000 Per Unit
6.	Approx. Monthly Recurring Maintenance Charges per month (MRMC) for 36 months are payable in advance at the time of offer of possession	Rs. 2.5 Per Sq. Ft.
7.	Power Backup Charges per KVA (3KVA for 2BHK & 4KVA for 3BHK)	Rs. 22,000/- Per KVA

Note: One Surface Car Parking is included in above mentioned cost. Covered car parking stilt @ Rs. 250000/- additional
Covered Car Parking dual stilt Back to Back (i.e. 2 Car Parking) @ 300000/- additional.

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Signature of Applicant (s)

PAYMENT PLAN

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PLAN A : CONSTRUCTION LINKED PLAN

S.No.	PARTICULARS	PAYMENT PERCENTAGE
1.	Booking Amount	Rs 2.00 Lacs - 2BHK Apartment
		Rs 3.00 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
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 2.00 Lacs - 2BHK Apartment
		Rs 3.00 Lacs - 3BHK Apartment
2.	On 30th day of Booking	10% Less Booking Amount
3.	On 120th day of Booking	90% of Unit Cost + 100% PLC
4.	Other charges shall be payable at the offer of Possession	
5.	Down Payment Discount - 8%	

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 demand amount paid or payable on or after 1st June 2013 on purchase of immovable property value of Rs. 50 Lacs and above and submit copy of TDS deposited challan to us for getting TDS credit in your account.
- Mode of Payment
 - Cheque/DD payable at Lucknow in favour of "ORI Collection A/c for Ajit ORO Atlantis"
 - RTGS as per below mentioned details:

A/c Name : ORI Collection A/c for Ajit ORO Atlantis
Bank Name : Punjab National Bank
A/c Number : 6193002100002653
IFSC Code : PUNB0619300
Branch : Vibhuti Khand, Gomti Nagar, Lucknow.

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Signature of Applicant (s)