

### Price List & Payment Plan

#### Goldfinch Towers, Paarth Republic, Kanpur Road, Lucknow

**Basic Sale Price: Rs. 3400/- per sq.ft. • Special Discount - 150/- per sq.ft.**

W.E.F. 16/12/2016

S. No	Type of Unit	Accommodation	Tower Name	Saleable Super Area sq. ft. Approx (Tentative)	Basic Price (Rs. per sq.ft.)	Total Basic Price	Discount (Rs. Pr. Sq.ft.)	Total Discount	Net Basic Price	Down Payment Rebate (10%)			Flexi Payment Installment Plan (Rs. 100 per sq. ft.) Special Discount	Booking Amount + S. Tax @4.5%
										Plan - A	Plan - B	Plan - C		
1	A	2 B/R + 2 Toilets + Kitchen + Drawing + Dining + Balcony	T2	1090	3400	3,70,6000	150	1,63,500	35,42,500	32,23,675	35,42,500	34,33,500	1,77,125	
2	B	3 B/R + 3 Toilets + Kitchen + Drawing + Dining + Balcony	T3, T4, & T5	1410	3400	47,94,000	150	2,11,500	45,82,500	41,70,075	45,82,500	44,41,500	2,29,125	
3	C	3 B/R + 4 Toilets + Kitchen + Drawing + Dining + Balcony + Servant Room	T3, T4, & T5	1662	3400	56,50,800	150	2,49,300	54,01,500	49,15,365	54,01,500	52,35,300	2,70,075	

\*1 sq Mtr = 10.764 sq ft

\*10% Discount on BSP excluding booking & possession amount

#### PREFERENTIAL LOCATION CHARGES

1	First Floor	Rs. 100/- per SOFT
2	Second/Third floor	Rs. 75/- per SOFT
3	Fourth / Fifth Floor	Rs. 50/- per SOFT
4	Park Club Facing	
	I Township Park / Township Club Facing	Rs. 75/- per SOFT
	II Group Housing Park/Group Housing Club Facing	Rs. 50/- per SOFT
5	Township Corner Units	Rs. 50/- per SOFT

#### ADDITIONAL COST (ONETIME PAYMENT)

1	CAR PARKING (any one mandatory)	
	COVERED CAR PARKING	Rs. 1,50,000/- each
	COVERED CAR PARKING-2 spaces Back to Back	Rs. 2,50,000/- each
	OPEN CAR PARKING	Rs. 1,00,000/- each
	OPEN CAR PARKING-2 spaces Back to Back	Rs. 1,65,000/- each
2	LUMPSUM MAINTENANCE DEPOSIT (LSMD)	Rs. 25/- per sq. ft.
3	EXTERNAL ELECTRIFICATION COST (E.E.C)	Rs. 25/- per sq. ft.
4	FIRE FIGHTING EQUIPMENT COST (F.F.E.C)	Rs. 25/- per sq. ft.
5	POWER BACKUP INSTALLATION COST (Min 3 KVA)	Rs. 15,000/- per KVA
6	CLUB MEMBERSHIP FEES (for Club Provided with in the Group Housing)	Rs. 75,000/-
7	BASEMENT STORE AREA (Optional)	Rs. 1000/- per sq ft (as per the area of store)
8	STILT STORE AREA (Optional)	Rs. 1500/- per sq ft (as per the area of store)

#### OTHER COST

1	"EXTERNAL DEVELOPMENT CHARGES (EDC) (Subject to revision)"	Rs. 50/- Per sq. ft.
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**PAYMENT PLAN (GH-1, PAARTH REPUBLIC, LUCKNOW)**

**PLAN A**

**DOWN PAYMENT**

(10% Down payment rebate on BSP except booking & possession amount)

AT THE TIME OF BOOKING

I	for 2 BHK	5% of BSP
II	for 3 BHK	5% of BSP
III	for 3 BHK + SERVANT	5% of BSP
WITHIN 45 DAYS OF BOOKING/ISSUE OF ALLOTMENT LETTER		10% OF BSP
WITHIN 90 DAYS OF BOOKING		80% OF BSP + 50% ADDITIONAL COST + 100% OF PREFERENTIAL LOCATION CHARGES (PLC) (If any) + 100% of EDC(10% DISCOUNT ON BSP EXCLUDING BOOKING & POSSESSION AMOUNT)
ON OFFER OF POSSESSION		5% OF BSP + 50% ADDITIONAL COST + OTHER COST ( IF ANY) + STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)

**PLAN B**

**INTEREST FREE CONSTRUCTION LINKED INSTALLMENT PLAN**

AT THE TIME OF BOOKING

I	for 2 BHK	5% of BSP
II	for 3 BHK	5% of BSP
III	for 3 BHK + SERVANT	5% of BSP
ON 45 DAYS OF BOOKING		5% OF BSP
ON 90 DAYS OF BOOKING		5% OF BSP
ON 135 DAYS OF BOOKING		7.5% OF BSP
ON CASTING OF RAFT/PILE		7.5% OF BSP
ON CASTING OF STILT FLOOR		7.5% OF BSP + 50% PLC [IF ANY]
ON CASTING OF THIRD FLOOR ROOF SLAB		7.5% OF BSP + 50% OF EDC
ON CASTING OF SIXTH FLOOR ROOF SLAB		7.5% OF BSP + 50% OF ADDITIONAL COST
ON CASTING OF NINTH FLOOR ROOF SLAB		7.5% OF BSP
ON CASTING OF ELEVENTH FLOOR ROOF SLAB		7.5% OF BSP + 50% OF PLC [IF ANY]
ON CASTING OF THIRTEENTH FLOOR ROOF SLAB		7.5% OF BSP + 50% OF EDC
ON CASTING OF TOP FLOOR ROOF SLAB		7.5% OF BSP + 50% OF ADDITIONAL COST
ON COMPLETION OF INTERNAL PLASTER		7.5% OF BSP
ON START OF FLOORING		5% OF BSP
ON OFFER OF POSSESSION		5% OF BSP + OTHER COST ( IF ANY) + STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)

**PLAN C**

**FLEXI PAYMENT INSTALLMENT PLAN**

AT THE TIME OF BOOKING

I	for 2 BHK	5% of BSP
II	for 3 BHK	5% of BSP
III	for 3 BHK + SERVANT	5% of BSP
ON 30 DAYS OF BOOKING		15% OF BSP
ON 60 DAYS OF BOOKING		15% OF BSP
ON CASTING OF RAFT/PILE		15% OF BSP + 100% OF PREFERENTIAL LOCATION CHARGES (PLC) IF ANY
ON CASTING OF STILT FLOOR		10% OF BSP
ON CASTING OF THIRD FLOOR ROOF SLAB		10% OF BSP + 100% OF ADDITIONAL COST
ON CASTING OF SIXTH FLOOR ROOF SLAB		10% OF BSP + 100% OF EDC
ON CASTING OF NINTH FLOOR ROOF SLAB		7.5% OF BSP
ON COMPLETION OF INTERNAL PLASTER & EXTERNAL PLASTER		7.5% OF BSP
ON OFFER OF POSSESSION		5% OF BSP + OTHER COST ( IF ANY) + STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)

**TERMS & CONDITIONS**

- Price prevailing as on the date of Booking and acceptance by the Company shall be final and shall be escalation free.
- Price indicated above are subject to revision at the discretion of the company.
- Stamp duty, Registration and other related charges / cost are extra and shall be payable along with the last installment.
- Other cost including Service Tax, CESS etc. as Indicated In the Allotment Letter/ Buyer Agreement shall be payable additionally by the Allottee.
- Payments to be made through Cheque / DD payable at Lucknow/Delhi, in favour of "PAARTH REPUBLIC"
- Any Other Levies / Charges / Revision in existing charges by Government Body / Authority in future shall be applicable.
- Other terms and conditions as per the allotment letter shall be binding