

**PRICE LIST****HOTEL SUITES - HI-STREET, OMAXE METRO CITY LUCKNOW**

Sr. No.	Area Range (In Sq. Ft.)			Accommodation	Rate (Rs. Per Sq.Ft.)	Total Sale Price Range (In Lacs)
	Super Area	Builtup Area	Carpet Area			
1	519 to 1018	310 to 500	237 to 392	1 Room + Balcony/Terrace	6500/-	33.74 to 66.20

Note: GST will be charged extra as applicable on Total Sale Price.

**OTHER COST (SHALL BE CHARGED ON SUPER AREA)**

INTEREST FREE MAINTENANCE SECURITY	Rs. 10 Per Sq. Ft.
FURNISHING COST	Shall be charged on actual basis at the time of offer for fitout.
ONE YEAR ADVANCE MAINTENANCE CHARGES	Shall be charged at the time of offer of possession.

**Note:**

- Total price includes cost of unit, Power Backup in KVA (2 KVA for up to 550 Sq.Ft Units, 3 KVA for 551 Sq. Ft. to 1000 Sq. Ft. units, 5 KVA for above 1000 Sq. Ft. units), 1 Common Car Parking Space (Covered), Club Membership, Fire Fighting Equipment Cost, External Electricification Cost and Development Charges.
- All applicable charges, taxes, cesses, Bandha Charges etc. at present or in future and any enhancement thereof shall be additionally payable by the allottee.
- Electricity load and meter as per customer's individual requirement or minimum requirement as per UPPCL will be installed. Cost towards the same shall be paid by the customer as per load installed.
- As total sale price of the applied unit is more than Rs. 50 Lacs, the Customer requires deducting and depositing TDS @ 1% against each and every payment to the Company in compliance with the provision of Section 194 (1A) of the Income Tax Act, 1961.
- Total sale price of the unit prevailing as on the date of Booking and acceptance by the Company shall be final and there shall be no escalation in price thereafter, however subject to term and conditions of agreement for sale the company may revise the price of other units from time to time at its discretion.
- The Company may, as per it's policies, revise the prices from time to time on its discretion.
- 1 sq Mtr = 10.764 sq ft
- Payments to be made through Cheque / DD payable at Lucknow, in favour of "**GARV BUILDTECH PRIVATE LIMITED- COLLECTION A/C FOR OMAXE METRO CITY COMMERCIAL-2 PHASE 4**" Unless / otherwise specially permitted by company for online payment.

The above heads of demands are not exhaustive. There are/might be certain other charges such as CDC (City Development charges) and others, which will be realized commensurate with subsequent stages of development/related documentation and there might be certain other charges which may be imposed by the government/competent authority on the Project in tandem with the Government and therefore, all such charges/dues, whether retrospective, amended, prospective or futuristic in nature, as may be imposed by the government/authority, shall be passed on for realization and as such shall be payable by the applicant(s) to the Company as and when demanded by the Company.

**RERA Registration Details**

**Phase - 4 (Block-2C) - RERA Registration No. - UPRERAPRJ 461785**

**HOTEL SUITES (SERVICE APARTMENTS) - OMAXE METRO CITY, LUCKNOW****PAYMENT PLAN****PLAN A: DOWN PAYMENT PLAN WITH COMMITMENT CHARGES \***

**\*Commitment charges @ 12% p.a. on received amount (excluding GST) which should not be less than 92% of TSP shall be payable on monthly basis till offer of possession or till expiry of 5 years from the date of receipt of payment (as per payment plan), whichever is later.**

At the time of Booking	Rs. 3 Lac for units having area below 550 sq ft (Incl. GST) Rs. 4 Lac for units having area above 551 sq ft to 1000 sq ft (Incl. GST) Rs. 6 Lac for units having area above 1000 sq ft (Incl. GST)
On 60th day from the date of Booking	92% of TSP + GST (Less Booking Amount)
On Offer of Fitout	8% of TSP + Furnishing Cost + GST
On Offer of Possession	IFMS + AMC + Stamp Duty, Registration & Other Charges (if any) + GST

The above heads of demands are not exhaustive. There are/might be certain other charges such as CDC (City Development charges) and others, which will be realized commensurate with subsequent stages of development/related documentation and there might be certain other charges which may be imposed by the government/competent authority on the Project in tandem with the Government and therefore, all such charges/dues, whether retrospective, amended, prospective or futuristic in nature, as may be imposed by the government/authority, shall be passed on for realization and as such shall be payable by the applicant(s) to the Company as and when demanded by the Company.

**Note: Commitment Charges will be given on received amount (Excluding GST) .**

**HOTEL SUITES (SERVICE APARTMENTS) - OMAXE METRO CITY, LUCKNOW****PLAN B: FLEXI PAYMENT PLAN - I WITH COMMITMENT CHARGES \***

**\*Commitment charges will be as follows:**

- 1. For first 70% payment of TSP (Excluding GST and not less than 70%) - @ 12% p.a. for 5 years or till offer of possession whichever is later.**
  - 2. For next 22% payment of TSP (Excluding GST) - @ 12% p.a. for 4 years or till offer of possession whichever is later.**
- (Commitment charges will be provided on received amount and subject to timely payment as per the payment plan.)**

At the time of Booking	Rs. 3 Lac for units having area below 550 sq ft (Incl. GST) Rs. 4 Lac for units having area above 551 sq ft to 1000 sq ft (Incl. GST) Rs. 6 Lac for units having area above 1000 sq ft (Incl. GST)
On 60 <sup>th</sup> day from the date of Booking	70% of TSP + GST (Less Booking Amount)
On 365 <sup>th</sup> day from the date of Booking	22% of TSP + GST
On Offer of Fitout	8% of TSP + Furnishing Cost + GST
On Offer of Possession	IFMS + AMC + Stamp Duty, Registration & Other Charges (if any) + GST

The above heads of demands are not exhaustive. There are/might be certain other charges such as CDC (City Development charges) and others, which will be realized commensurate with subsequent stages of development/related documentation and there might be certain other charges which may be imposed by the government/competent authority on the Project in tandem with the Government and therefore, all such charges/dues, whether retrospective, amended, prospective or futuristic in nature, as may be imposed by the government/authority, shall be passed on for realization and as such shall be payable by the applicant(s) to the Company as and when demanded by the Company.

**Note: Commitment Charges will be given on received amount (Excluding GST) .**

**HOTEL SUITES (SERVICE APARTMENTS) - OMAXE METRO CITY, LUCKNOW****PLAN C: FLEXI PAYMENT PLAN - II WITH COMMITMENT CHARGES\*****\*Commitment charges will be as follows:**

1. For first 50% payment of TSP (Excluding GST and not less than 50%) - @ 12% p.a. for 5 years or till offer of possession whichever is later.
  2. For next 21% payment of TSP (Excluding GST) - @ 10% p.a. for 4 years or till offer of possession whichever is later.
  3. For next 21% payment of TSP (Excluding GST) - @ 10% p.a. for 3 years or till offer of possession whichever is later.
- (Commitment charges will be provided on received amount and subject to timely payment as per the payment plan.)

At the time of Booking	Rs. 3 Lac for units having area below 550 sq ft (Incl. GST) Rs. 4 Lac for units having area above 551 sq ft to 1000 sq ft (Incl. GST) Rs. 6 Lac for units having area above 1000 sq ft (Incl. GST)
On 60 <sup>th</sup> day from the date of Booking	50% of TSP + GST (Less booking amount)
On 365 <sup>th</sup> day from the date of Booking	21% of TSP + GST
On 730 <sup>th</sup> day from the date of Booking	21% of TSP + GST
On Offer of Fitout	8% of TSP + Furnishing Cost + GST
On Offer of Possession	IFMS + AMC + Stamp Duty, Registration & Other Charges (if any) + GST

The above heads of demands are not exhaustive. There are/might be certain other charges such as CDC (City Development charges) and others, which will be realized commensurate with subsequent stages of development/related documentation and there might be certain other charges which may be imposed by the government/competent authority on the Project in tandem with the Government and therefore, all such charges/dues, whether retrospective, amended, prospective or futuristic in nature, as may be imposed by the government/authority, shall be passed on for realization and as such shall be payable by the applicant(s) to the Company as and when demanded by the Company.

**Note: Commitment Charges will be given on received amount (Excluding GST) .**