

SUNBREEZE-II (PHASE-I) | 2 & 3 BHK APARTMENTS & PENTHOUSES

 w.e.f. : 1st May, 2024

Category	Carpet Area		Bal. Area		Saleable Area		Basic Sale Price (in Rs.)*	Extra Charges (in Rs.)**					Total Cost (in Rs.)
	sq. mt.	sq. ft.	sq. mt.	sq. ft.	sq. mt.	sq. ft.		EEC	EDC	FFC	Power Backup Charges#	Club (GH) Membership	
3 BHK + Servant (A)	110.43	1188.22	12.99	139.77	164.96	1775	92,30,000	26,625	53,250	26,625	90,000	50,000	94,76,500
2 BHK (B1)	79.80	858.64	8.03	86.40	123.61	1330	69,16,000	19,950	39,900	19,950	54,000	50,000	70,99,800
2 BHK (B2)	77.53	834.22	11.77	126.64	123.61	1330	69,16,000	19,950	39,900	19,950	54,000	50,000	70,99,800
2 BHK (B3)	80.75	868.87	7.43	80.00	123.61	1330	69,16,000	19,950	39,900	19,950	54,000	50,000	70,99,800
3 BHK Duplex + Store Room (P1 & P2)	145.67	1568.00	16.53	178.00	218.78	2355	1,22,46,000	35,325	70,650	35,325	1,44,000	50,000	1,25,81,300
4 BHK Duplex + Ser. Room (P3 & P6)	198.88	2140.82	21.73	233.93	298.33	3210	1,66,92,000	48,150	96,300	48,150	1,44,000	50,000	1,70,78,600
5 BHK Duplex + Ser. Room (P4 & P5)	226.49	2438.01	21.80	234.79	339.55	3655	1,90,06,000	54825	109650	54825	1,44,000	50,000	1,94,19,300

Preferential Location / Floor Charges	
Charges	Percentage of BSP
Central Park / Pool / Club Facing	2%
1 st Floor	5%
2 nd Floor	4%
3 rd & 4 th Floor	3%
5 th & 6 th Floor	2%
7 th to 9 th Floor	1%

Parking	
Stilt	3 Lakhs
Stilt (Back to Back)	4 Lakhs
Covered	2 Lakhs
Covered (Back to Back)	3 Lakhs

Other Charges			
Payment Due	Charges		
MRMC	2 BHK	Rs. 2660/-	(1 year MRMC along with PDCs fo 2 years payable in advance)
	3 BHK	Rs. 3550/-	
	P1, P2	Rs. 4710/-	
	P3, P6	Rs. 6420/-	
	P4, P5	Rs. 7310/-	
Township development / maintenance charges	To be paid as per demand		

LSMD	
2 BHK	66,500/-
3 BHK + Ser.	88,750/-
3 BHK PH	1,17,750/-
4 BHK PH	1,60,500/-
5 BHK PH	1,82,750/-

* Preferential Location / Floor Charges / Extra Charges and GST shall be extra. #Power backup Rs. 18000 per KVA | 3KVA For 2BHK | 5KVA For 3BHK | 8KVA For Penthouses

** The Extra Charges mentioned above are tentative & may vary as per actual cost incurred or due to change of policy / other charges levied by Govt / Nodal Agency which shall be borne by the buyer at applicable rate from time to time.

Construction Linked Payment Plan (Option -A)

At The Time of Booking	10 % of BSP
Within 45 Days of Booking	20 % of BSP
Within 120 Days of Booking	20 % of BSP
Within 180 Days of Booking	20 % of BSP
On Start of Flooring	10% of BSP + PLC
On Installation of Elevator	10 % of BSP
On Offer of Possession	10% + Extra Charges+ Other Charges + Stamp Duty + Registration & Miscellaneous Charges

Terms and Conditions

- ◆ Price list as on date of booking shall be applicable, price mentioned herein can be revised at the sole discretion of the promoter /developer without any prior notice.
- ◆ Booking in subject to clearance of booking amount and terms and conditions contained in the application form/Agreement to Sale.
- ◆ Construction stages may be called for payment in any sequence depending on the work undertaken by the developer/ promoter irrespective of sequence mentioned herein above.
- ◆ Cheques/Bank Drafts to be issued in favour of '**VIRAJ CONSTRUCTIONS PVT LTD**' payable at Lucknow. (Only at par cheque will be accepted).
- ◆ Electricity Installation Charges, Maintenance Charges, Meter Connection Charges, FTTH and other charges are extra and shall be collected before the possession.
- ◆ GST, VAT & other Government levies are extra as applicable.
- ◆ Registration, Stamp Duty and miscellaneous charges shall be payable at the time of Offer of Possession, as per the prevailing rates and norms.
- ◆ The terms and conditions of sale stated herein are indicative and are subject to detailed terms & conditions in the Agreement to sale are subject to change at the sole discretion of the company.
- ◆ Timely payments of the installments are the essence of the Booking.
- ◆ The Extra Charges mentioned above are tentative & may vary as per actual cost incurred or due to change of policy / other charges levied by Govt. / Nodal Agency which shall be borne by the buyer at applicable rate from time to time.
- ◆ Registered Agreement to Sale will be executed after receiving of 10% amount of BSP of the Unit.
- ◆ If possession is offered earlier, then 100% payment will be payable within in 30 days on offer of possession.
- ◆ Payment to be made after deduction of applicable TDS, presently applicable on a Property having value more than Rs. 50 lacs
- ◆ Parking Space be allotted subject to availability and on 'First Come First Serve' basis.
- ◆ **RTGS DETAILS FOR SUNBREEZE-II (PHASE-I):-**
ACCOUNT NAME : VIRAJ CONSTRUCTIONS PVT. LTD., **ACCOUNT NO. : 7177002100001200, IFSC CODE : PUNB0717700**, BANK NAME : PUNJAB NATIONAL BANK, BRANCH NAME : ASHOK MARG, BRANCH ADDRESS : 10 ASHOK MARG, LUCKNOW.

Signature of the Applicant



Viraj Constructions Pvt. Ltd. Promoter RERA REG. NO. UPRERAPRM1196 available @ www.up-rera.in | (An ISO 9001 :2015 (QMS), ISO 14001 :2015 (EMS), 18001 :2007 (OH&S) Certified Company))
Corp. Office: BBD Viraj Towers, Vibhuti Khand, Shaheed Path, Gomti Nagar, Lucknow | **Site Office:** BBD Green City, New Gomti Nagar, Ayodhya Road, Lucknow.