

EKANA MALL, LUCKNOW - COMMERCIAL

PRICE LIST OF RETAIL SPACES

PRODUCT TYPE- SHOPS / ANCHOR SPACE	BSP Per Sq. Ft. (Super Area)
LOWER GROUND FLOOR -	Rs.12500/-
GROUND FLOOR -	Rs.25000/-
UPPER GROUND FLOOR -	Rs.14500/-
FIRST FLOOR -	Rs.12500/-
SECOND FLOOR-(GONDOLA RIDE)	Rs.13500/-
THIRD FLOOR -	Rs. 11000/-
FOURTH FLOOR (FOOD COURT & KIDS PLAY ZONE)	Rs. 11500/-

PRICE LIST OF COMMERCIAL SPACES

PRODUCT TYPE- COMMERCIAL SPACE	BSP Per Sq. Ft. (Super Area)
SIXTH TO NINTH FLOOR	Rs 8000/-

ADDITIONAL COST (ONE TIME PAYMENT)

INTEREST FREE MAINTENANCE SECURITY	Rs. 100/- per sq.ft
EXTERNAL ELECTRIFICATION COST (E.E.C) & FIRE FIGHTING EQUIPMENT COST (F.F.E.C.)	Rs. 100/- per sq.ft
POWER BACKUP INSTALLATION COST (Min. 3 KVA)	Rs. 25,000 /- per KVA
METER COST	ACTUAL BASIS
EXTERNAL DEVELOPMENT CHARGES (EDC)	Rs. 100 /- Per sq.ft

PAYMENT PLAN

PLAN A: UPFRONT PAYMENT PLAN WITH COMMITMENT CHARGES *

With Commitment Charges of 12% P.A. on 100% of BSP for a period not less than 3 years, from date of receipt of 100% of BSP . Commitment charges to be provided for 3 years or till offer of possession whichever is later from date of receipt of 100% of BSP .Subject to timely payment. (Commitment charges for the period of delay payment will not be provided.)

At the time of Booking	8% OF BASIC SALE PRICE + GST
On 45 th day of Booking	100% OF BASIC SALE PRICE + GST (Less Booking Amount)
On Offer of Possession	100% of ADDITIONAL COST + GST + Other Cost (if any)

PLAN B: FLEXI PAYMENT PLAN WITH COMMITMENT CHARGES **

With Commitment Charges of 12% P.A. (till unexpired period of 365 days on receipt of 50% of BSP & thereafter on 100% of BSP) for a period not less than 3 years ,from date of 50% BSP receipt. Commitment charges to be provided for 3 years or till offer of possession whichever is later from date of 50% BSP receipt. Subject to timely payment. (Commitment charges for the period of delay payment will not be provided.)

At the time of Booking	8% OF BASIC SALE PRICE + GST
On 45 th day of Booking	50% OF BASIC SALE PRICE + GST Less Booking Amount
On 365 th day of Booking	50% OF BASIC SALE PRICE + GST
On Offer of Possession	100% of ADDITIONAL COST + GST + Other Cost (if any)

PLAN C: COMBO PAYMENT PLAN WITH COMMITMENT CHARGES ****

With Commitment Charges of 12% P.A. on 50% of BSP for a period not less than 3 years, from date of receipt of 50% of BSP . Commitment charges to be provided for 3 years or till offer of possession whichever is later from date of receipt of 50% of BSP .Subject to timely payment. (Commitment charges for the period of delay payment will not be provided.)

At the time of Booking	8% OF BASIC SALE PRICE + GST
On 45 th day of Booking	50% OF BASIC SALE PRICE + GST Less Booking Amount
On Commencement of Construction	5% OF BASIC SALE PRICE + GST
On Casting of Basement Roof	5% OF BASIC SALE PRICE + GST
On Casting of First Floor Roof	5% OF BASIC SALE PRICE + GST
On Casting of Third Floor Roof	5% OF BASIC SALE PRICE + GST
On Casting of Fifth Floor Roof	5% OF BASIC SALE PRICE + GST
On Casting of Seventh Floor Roof	5% OF BASIC SALE PRICE + GST
On Casting of Ninth Floor Roof	5% OF BASIC SALE PRICE + 50% OF ADDITIONAL COST + GST
On commencement of External plaster	5% OF BASIC SALE PRICE + GST
On commencement of Internal plaster	5% OF BASIC SALE PRICE + 50% OF ADDITIONAL COST + GST
On Offer of Fit out of Possession	5% OF BASIC SALE PRICE + GST + Other Cost (if any)

TERMS & CONDITIONS

1	Price prevailing as on the date of Booking and acceptance by the Company shall be final and shall be escalation free.
2	Price indicated above are subject to revision at the discretion of the company.
3	Stamp duty , Registration and other related charges / cost are extra and shall be payable along with the last installment.
4	All applicable govt. charges, taxes, cesses like EDC, IDC, CDC, GST & other taxes, cess, levies etc. at present or in future & any enhancement thereof shall be additionally payable by the applicant/allottee as detailed in Buyer & Seller Agreement.
5	Electricity load and meter as per UPPCL will be installed. Cost of the same will be paid extra as per load installed
6	The construction linked stages can be called for payment in any sequence, depending on the sequence undertaken by the developer irrespective
7	Payments to be made through Cheque / DD payable at Lucknow, in favour of M/S EKANA SPORTZ CITY PVT LTD"

PAYMENT PLAN

CLP

PARTICULARS	SCHEDULE
AT THE TIME OF BOOKING	8% OF BASIC SALE PRICE + GST
ON 45 DAYS OF BOOKING	15% OF BASIC SALE PRICE + GST (LESS BOOKING AMT)
AFTER 45 DAYS FROM LAST INSTALMENT	5 % of BASIC SALE PRICE + GST
AFTER 45 DAYS FROM LAST INSTALMENT	5 % of BASIC SALE PRICE + GST
AFTER 45 DAYS FROM LAST INSTALMENT	5 % of BASIC SALE PRICE + GST
ON COMMENCEMENT OF CONSTRUCTION	7.5 % of BASIC SALE PRICE + GST
ON CASTING OF BASEMENT FLOOR ROOF	7.5 % of BASIC SALE PRICE + GST
ON CASTING OF FIRST FLOOR ROOF	7.5 % of BASIC SALE PRICE + GST
ON CASTING OF THIRD FLOOR ROOF	7.5 % of BASIC SALE PRICE + GST
ON CASTING OF FIFTH FLOOR ROOF	7.5 % of BASIC SALE PRICE + GST
ON CASTING OF SEVENTH FLOOR ROOF	7.5 % of BASIC SALE PRICE + GST
ON CASTING OF NINTH FLOOR ROOF	5 % of BASIC SALE PRICE + 50% OF ADDITIONAL COST + GST
ON COMMENCEMENT OF EXTERNAL PLASTER	5 % of BASIC SALE PRICE + GST
ON COMMENCEMENT OF INTERNAL PLASTER	5 % of BASIC SALE PRICE + 50% OF ADDITIONAL COST + GST
ON COMMENCEMENT OF FLOORING	5 % of BASIC SALE PRICE + GST
ON OFFER OF FITOUT OF POSSESSION	BALANCE BASIC SALE PRICE + STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)+ GST

TERMS & CONDITIONS

1	Price prevailing as on the date of Booking and acceptance by the Company shall be final and shall be escalation free.
2	Price indicated above are subject to revision at the discretion of the company.
3	Stamp duty , Registration and other related charges / cost are extra and shall be payable along with the last installment.
4	All applicable govt. charges, taxes, cesses like EDC, IDC, CDC, GST & other taxes, cess, levies etc. at present or in future & any enhancement thereof shall be additionally payable by the applicant/allottee as detailed in Buyer &
5	Electricity load and meter as per UPPCL will be installed. Cost of the same will be paid extra as per load installed
6	The constructionlinked stages can be called for payment in any sequence, depending on the sequence undertaken by the developer irrespective of the sequence mentioned herein above
7	Payments to be made through Cheque / DD payable at Lucknow, in favour of M/S EKANA SPORTZ CITY PVT LTD"