

PRICE LIST
SANFRAN ESTATE (VILLA)
(w.e.f. 01.07.2022)
(UPRERAPR|580591)

Unit No.	Unit Type	Carpet Area (Sq.Ft.)	Built-up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Basic Sale Price (BSP)	Booking Amt.
4 & 5 Merge Villa	5BHK+5T+ST. +FAMILY LOUNGE +POOJA ROOM	2537	2678	3146	1,75,00,000/-	10%
Merge Villa	3BHK+3T+STUDY+ OFFICE+POOJA ROOM	1636	1783	2400	1,28,00,000/-	10%
11,12,13	4BHK+4T	1407	1598	1885	1,00,00,000/-	10%
20	3BHK+3T	1213	1378	1630	95,00,000/-	10%
33, 35, 44, 45, 52, 53, 54, 55, 56	3BHK+3T	1213	1378	1630	80,00,000/-	10%

Preferential Location Charges:

1	Park Facing	Rs. 1,00,000/-
2	Corner	Rs. 1,50,000/-
3	Park Facing + Corner	Rs. 2,00,000/-

Additional Charges:

1	IDC on the plot area	Rs. 45/- per Sq. Ft.
2	EEC on the plot area	Rs. 45/- per Sq. Ft.
3	EDC on the plot area	Rs. 185/- per Sq. Ft.
4	Club Membership	Rs. 1,50,000/-
5	IFMS on the plot area	Rs. 25/- per Sq. Ft.
6	One Year Advance Maintenance charges on built-up area	Rs. 1.25 per Sq. Ft. per Month
7	Electric connection and Load charges (Rates as per UPPCL) and labour cess approx. 25000/-	On offer of possession

OTHER TERMS & CONDITIONS

- Price is subject to revision without prior notice and price ruling on the date of booking and acceptance by the company shall only be applicable.
- The stamp duty, registration charges, legal/documentation fee is in addition to the aforesaid price and shall be payable by the buyer at the time of offer of possession.
- Cheque/Bank Drafts to be issued in favour of "SANFRAN DEVELOPER PVT. LTD. A/c "SANFRAN ESTATE., LUCKNOW" payable at Lucknow only.
- The Company shall endeavor to complete the construction of allotted unit within 3 years from the date of sanction of plans. The actual size of the unit may vary marginally.
- The GST and any other government charges shall be payable by the buyer applicable from time to time.
- The cost for additional land in corner units shall be paid extra and will be added in the Basic Sale Price. The other other terms and condition of sale would be as per the standard application form/agreement.

I/We undertake that I/We have read and understood all the terms and conditions mentioned above.

Villa No.: Name of the customer:

Signature: