

**Eldeco Saubhagyam, Lucknow**  
**Price List (w.e.f. 05-01-2011)**

**Super Area Rate** - Rs. 2150/- per sq. ft.

**Residential Area**

Category	Super Area (sq.ft.)	Built-up Area (sq.ft.)	Accommodation
Type-A	520	416	1 BR, Living Room, Kitchen, 1 Toilets & Balcony.
Type-B1	890	712	2 BR, Drg./Dining, Kitchen, 2 Toilets & 2 Balconies.
Type-B2	890	712	2 BR, Living Room, Kitchen, 2 Toilets, 2 Balconies.
Type-C1	912	730	2 BR, Drg./Dining, Kitchen, 2 Toilets & 2 Balconies.
Type-D	1004	840	2 BR, Drg. Room, Dining, Kitchen, Box, 2 Toilets & 2 Balconies.
Type-E	1200	960	3 BR, Drg. Room, Dining, Kitchen, Box, 2 Toilets & 2 Balconies.
Type-F	1480	1184	4 BR, Drg. Room, Dining, Kitchen, Box, 3 Toilets & 2 Balconies.

**Preferential Location/ Floor Charges:**

**A. Premium Floor – Rs. 25/- sq. ft.** (Floors with extended Central area)

**B. Central Lawn / Green Belt Facing: -**

i) CLF Charges	Ground Floor	Rs.125/- per sq.ft.
	1st Floor	Rs. 95/- per sq.ft
	2nd Floor	Rs. 75/- per sq.ft.
	3rd & 4th Floor	Rs. 65/- per sq.ft.
	5th to 7th Floor	Rs. 55/- per sq.ft.
	8th & 9th Floor	Rs. 45/- per sq.ft.
	ii) PF Charges	Ground Floor
1st Floor		Rs. 75/- per sq.ft.
2nd Floor		Rs. 65/- per sq.ft.
3rd & 4th Floor		Rs. 55/- per sq.ft.
5th to 7th Floor		Rs. 45/- per sq.ft.

**C. Non-Central Lawn Facing Flats: -**

i) PF Charges	Ground Floor	Rs. 90/- per sq.ft.
	1st Floor	Rs. 65/- per sq.ft.

	2nd Floor	Rs. 55/- per sq.ft.
	3rd & 4th Floor	Rs. 45/- per sq.ft.
	5th & 6th Floor	Rs. 35/- per sq.ft.

**Note:**

- 1) G.F. Flats may have individual lawns, which will be allotted on extra payment basis @ Rs.700/- per sq.ft. And will be mandatory.
- 2) Few flats may be attached open terrace, which shall be allotted @ Rs. 350/- per sq.ft.

<b>Extra Charges:</b>			
1.	Lump sum Maintenance Deposit (LSMD)	Rs. 25/- per sq.ft.	
2.	Monthly Recurring Maintenance Charges (MRMC)	Approx. Rs.1/- per sq.ft. per month	
		1 Year MRMC payable in advance	
		PDC's for 2 years MRMC payable in advance.	
3.	External Electrification Charges	Rs. 30/- per sq.ft.	
4.	Fire Fighting Charges	Rs. 30/- per sq.ft.	
5.	Power Back up	Rs. 18000/- per KVA (Max. upto 4KVA per flat)	
6.	Club Membership	Rs. 20000/-	
<b>Car Parking</b>			
7.			
		<b>Independent (Rs.)</b>	<b>Twin Type (Rs.)</b>
	Open	100000/-	150000/-
	Covered	150000/-	250000/-
*CLF- Central Lawn Facing, *PF-Preferential Floor			

<b>Payment Plan</b>	
<b>Installment Plan (Option- A)</b>	
At the time of Booking/Application	5%
Within 30 days of Booking	10%
Within 60 days of Booking	10%
Balance in 36 equal monthly installments starting From 3rd month of booking	75%
<b>Down Payment Plan (Option- B)</b>	
At the time of Booking/Application	5%
Within 60 days of application	85%
Down payment discount	10%
<b>Offer of possession in Plan A &amp; B will be after 3 months as per payment schedule of plan (A)</b>	

**Note :**

1. Lump Sump maintenance deposit, recurring maintenance charges, EDC & FF charges, Admin charges etc. shall be charged at the time of deposit.
2. Prices of units will remain firm once booked. No escalation.
3. Drawings are conceptual and illustrative. Area and dimensions may charges and will be adjusted in the basic price prevailing on the date of booking. The above areas are tentative & subject to change.
4. Possession of villa shall be given as per the terms of allotment after receiving of final payment along with other charges and execution of sale good.
5. Variation in the final layout and floor plans can be effected without any claim from the allottee.
6. Registration charges Extra as per Government Rules.
7. Any additional facility that may be provided shall be charged extra.
8. Prices are subjected to revision without notice.
9. Cheque/Draft to be drawn in favour of Eldeco Housing & Industries Ltd. payable at Lucknow. Not out station cheque will be accepted.
10. Please read the detailed terms & conditions given in the application form.
11. Any new tax like services tax, sales/trade tax etc. imposed on the construction / project / company by the government shall appropriately charges & payable by the allottee.