

w.e.f. : 01.02.2015

**GOLDFINCH**  
**TOWERS**  
— PAARTH REPUBLIC, LUCKNOW-KANPUR ROAD, LUCKNOW —

**PAARTH**  
**REPUBLIC**

**Price List & Payment Plan**

**Goldfinch Towers, Paarth Republic, Kanpur Road, Lucknow**

**Basic Sale Price: Rs. 3150/- per sq.ft. • Inaugural Discount - Rs. 150/- per sq.ft.**

Code - I

S. No	Type of Unit	Accommodation	Tower Name	Saleable Super Area sq. ft. Approx (Tentative)	Saleable Super Area sq. ft. Approx (Tentative)	Basic Price (Rs. per sq.ft.)	Total Basic Price	Inaugural Discount (Rs. sq.ft.)	Total Discount	Net Basic Price	Down Payment Rebate (12%)			Flexi Payment Installment Plan (Rs. 100 per sq. ft.) Special Discount	Booking Amount
											Plan - A	Plan - B	Plan - C		
1	A	2 B/R + 2 Toilets + Kitchen + Drawing + Dining + Balcony	T2	1090	101.49	3150	3433500	150	163500	3270000	2,877,600	3,270,000	3,161,000	163,500	
2	B	3 B/R + 3 Toilets + Kitchen + Drawing + Dining + Balcony	T3, T4, T5, T6	1410	131.28	3150	4441500	150	211500	4230000	3,722,400	4,230,000	4,089,000	211,500	
3	C	3 B/R + 4 Toilets + Kitchen + Drawing + Dining + Balcony + Servant Room	T3, T4, T5, T6	1662	154.75	3150	5235300	150	249300	4986000	4,387,680	4,986,000	4,819,800	249,300	

\*1 sq. mtr. = 10.764 sq. ft.

**PREFERENTIAL LOCATION CHARGES**

1	First Floor	Rs. 100/- per SQFT
2	Second/Third Floor	Rs. 75/- per SQFT
3	Fourth/Fifth Floor	Rs. 50/- per SQFT
4	Park/Club Facing	
	i Township Park/Township Club facing	Rs. 75/- per SQFT
	ii Group Housing Park/Group Housing Club facing	Rs. 50/- per SQFT
5	Township Corner Units	Rs. 50/- per SQFT

**ADDITIONAL COST (ONE TIME PAYMENT)**

1	CAR PARKING (any one mandatory)	
	COVERED CAR PARKING	Rs 1,50,000/- each
	COVERED CAR PARKING - 2 spaces Back to Back	Rs 2,50,000/- each
	OPEN CAR PARKING	Rs 1,00,000/- each
	OPEN CAR PARKING - 2 spaces Back to Back	Rs 1,65,000/- each
2	LUMPSUM MAINTENANCE DEPOSIT(LSMD)	Rs 25/- per sq.ft
3	EXTERNAL ELECTRIFICATION COST (E.E.C)	Rs 25/- per sq.ft
4	FIRE FIGHTING EQUIPMENT COST (F.F.E.C.)	Rs 25/- per sq.ft
5	POWER BACKUP INSTALLATION COST (Min 3 KVA)	Rs. 15,000 /- per KVA
6	CLUB MEMBERSHIP FEES (for Club provided with in the Group Housing as well as Central Club provided in Township)	Rs. 75,000 /-
7	BASEMENT STORE AREA (Optional)	Rs. 1000/- per sq ft (as per the area of store)
8	STILT STORE AREA (Optional)	Rs. 1500/- per sq ft (as per the area of store)

**OTHER COST**

1	"EXTERNAL DEVELOPMENT CHARGES (EDC) (Subject to revision)"	Rs. 50 /- Per sq ft
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**PAYMENT PLAN (GH-1, PAARTH REPUBLIC, LUCKNOW)**

<b>PLAN A</b>		<b>DOWN PAYMENT</b>
AT THE TIME OF BOOKING		
i	for 2BHK	5% of BSP
ii	for 3BHK	5% of BSP
iii	for 3BHK + Servant	5% of BSP
WITHIN 60 DAYS OF BOOKING / ISSUE OF ALLOTMENT LETTER		10% OF BSP
WITHIN 90 DAYS OF BOOKING		80% OF BSP + 50% ADDITIONAL COST + 100% OF PREFERENTIAL LOCATION CHARGES (PLC)(If any) +100% of EDC
ON OFFER OF POSSESSION		5% OF BSP + 50% ADDITIONAL COST + OTHER COST ( IF ANY) + STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)
<b>PLAN B</b>		<b>INSTALLMENT PAYMENT</b>
		INTEREST FREE CONSTRUCTION LINKED INSTALLMENT PLAN
AT THE TIME OF BOOKING		
i	for 2BHK	5% of BSP
ii	for 3BHK	5% of BSP
iii	for 3BHK + Servant	5% of BSP
ON 45th DAYS OF BOOKING		5% OF BSP
ON 90 DAYS OF BOOKING		5% OF BSP
ON 135 DAYS OF BOOKING		7.5% OF BSP
ON CASTING OF RAFT/PILE		7.5% OF BSP
ON CASTING OF STILT FLOOR		7.5 % of BSP + 50% of PLC [IF ANY]
ON CASTING OF THIRD FLOOR ROOF		7.5% of BSP + 50% OF EDC
ON CASTING OF SIXTH FLOOR ROOF		7.5% OF BSP + 50% OF ADDITIONAL COST
ON CASTING OF NINTH FLOOR ROOF		7.5 % of BSP
ON CASTING OF ELEVENTH FLOOR ROOF		7.5 % of BSP + 50% of PLC [IF ANY]
ON CASTING OF THIRTEENTH FLOOR ROOF		7.5 % of BSP + 50% OF EDC
ON CASTING OF TOP FLOOR ROOF		7.5% OF BSP + 50% OF ADDITIONAL COST
ON COMPLETION OF INTERNAL PLASTER		7.5 % of BSP
ON START OF FLOORING		5 % of BSP
ON OFFER OF POSSESSION		5% OF BSP + OTHER COST ( IF ANY)+ STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY)
<b>PLAN C</b>		<b>FLEXI PAYMENT INSTALLMENT PLAN</b>
AT THE TIME OF BOOKING		
i	for 2BHK	5% of BSP
ii	for 3BHK	5% of BSP
iii	for 3BHK + Servant	5% of BSP
ON 45th DAYS OF BOOKING		10 % OF BSP
ON 90 DAYS OF BOOKING		15% OF BSP
ON CASTING OF RAFT/PILE		15% OF BSP
ON CASTING OF STILT FLOOR		7.5 % of BSP + 50% of EDC
ON CASTING OF THIRD FLOOR ROOF		7.5% OF BSP + 50% of PLC [if any]
ON CASTING OF FIFTH FLOOR ROOF		7.5% OF BSP + 50% OF ADDITIONAL COST
ON CASTING OF SEVENTH FLOOR ROOF		7.5% OF BSP
ON CASTING OF TENTH FLOOR ROOF		7.5 % of BSP +50% OF EDC
ON CASTING OF TWELTH FLOOR ROOF		7.5 % of BSP +50% OF PLC
ON CASTING OF FOURTEENTH FLOOR ROOF		5 % of BSP + 50% OF ADDITIONAL COST
ON OFFER OF POSSESSION		5% OF BSP + OTHER COST ( IF ANY)+ STAMP DUTY, REGISTRATION & OTHER CHARGES (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, Registrat.ion and other related charges / cost are extra and shall be payable along with the last installment.
4	Other cost including Service Tax, CESS etc. as Indicated In the Allotment Letter/ Buyer Agreement shall be payable additionally by the Allottee.
5	Payments to be made through Cheque / DD payable at Lucknow/Delhi, in favour of "PAARTH REPUBLIC"
6	Any Other Levies / Charges / Revision in existing charges by Government Body / Authority in future shall be applicable.
7	Other terms and conditions as per the allotment letter shall be binding.