

**ORO ATRIUM (SHOPPING CENTRE)**  
**UPRERAPRJ286736**

**DATED : 22nd Feb'22**

Unit No	Floor	Carpet Area (Sqft)	Built Up Area (Sqft)	Size	Super Area	Basic Cost	Basic Sale Price	EDC, EEC & FFC @ 225/- PER SQFT
1	LGF	118.94	134.33	4.4 x 2.545	244.00	8500	20,74,000.00	54,900.00
	UGF				244.00	8500	20,74,000.00	54,900.00
	FF	71.90	82.34	2.56 x 2.545	150.00	5750	8,62,500.00	33,750.00
2	LGF	132.40	145.96	4.825 x 2.55	266.00	8500	22,61,000.00	59,850.00
	UGF				266.00	8500	22,61,000.00	59,850.00
	FF	83.31	94.08	3.02 x 2.55	171.00	5750	9,83,250.00	38,475.00
3	LGF	143.81	157.69	5.385 x 2.5	287.00	8500	24,39,500.00	64,575.00
	UGF				287.00	8500	24,39,500.00	64,575.00
	FF	95.26	106.67	3.550 x 2.500	194.00	5750	11,15,500.00	43,650.00
4	LGF	164.69	180.84	5.935 x 2.575	329.00	8500	27,96,500.00	74,025.00
	UGF				329.00	8500	27,96,500.00	74,025.00
	FF	116.04	129.60	4.130 x 2.575	236.00	5750	13,57,000.00	53,100.00
5	LGF	177.82	198.49	5.015 x 2.560	361.00	8500	30,68,500.00	81,225.00
	UGF				361.00	8500	30,68,500.00	81,225.00
	FF	129.60	147.68	3.210 x 2.560	269.00	5750	15,46,750.00	60,525.00
6	LGF	187.29	203.76	5.515 x 2.60	371.00	8500	31,53,500.00	83,475.00
	UGF				371.00	8500	31,53,500.00	83,475.00
	FF	138.75	151.99	3.700 x 2.600	277.00	5750	15,92,750.00	62,325.00
7	LGF	184.71	197.73	7.000 x 2.465	360.00	8500	30,60,000.00	81,000.00
	UGF				360.00	8500	30,60,000.00	81,000.00
	FF	137.03	147.57	5.200 x 2.465	269.00	5750	15,46,750.00	60,525.00
8	LGF	195.80	208.18	6.90 x 2.725	379.00	9000	34,11,000.00	85,275.00
	UGF				379.00	9000	34,11,000.00	85,275.00
	FF	132.83	154.03	5.090 x 2.725	280.00	6250	17,50,000.00	63,000.00
9	LGF	251.77	271.15	5.605 x 4.200	493.00	7500	36,97,500.00	1,10,925.00
	UGF				493.00	7500	36,97,500.00	1,10,925.00
	FF				493.00	5250	25,88,250.00	1,10,925.00
10	LGF	117.65	124.86	2.615 x 4.200	227.00	8500	19,29,500.00	51,075.00
	UGF				227.00	8500	19,29,500.00	51,075.00
	FF				227.00	5750	13,05,250.00	51,075.00
11	LGF	117.33	125.40	2.615 x 4.200	228.00	8500	19,38,000.00	51,300.00
	UGF				228.00	8500	19,38,000.00	51,300.00
	FF	144.88	152.96	3.590 x 4.200	278.00	5750	15,98,500.00	62,550.00
12	LGF	108.93	114.96	2.665 x 4.200	209.00	9000	18,81,000.00	47,025.00
	UGF				209.00	9000	18,81,000.00	47,025.00
	FF	223.03	233.47	3.590 x 5.910	425.00	6250	26,56,250.00	95,625.00
12A	LGF	167.38	174.48	2.665 x 5.910	318.00	9000	28,62,000.00	71,550.00
	UGF				318.00	9000	28,62,000.00	71,550.00
	FF	165.44	175.45	2.615 x 5.910	319.00	6250	19,93,750.00	71,775.00
14	LGF	165.44	174.92	2.615 x 5.910	318.00	9000	28,62,000.00	71,550.00
	UGF				318.00	9000	28,62,000.00	71,550.00
	FF	165.44	175.45	2.615 x 5.910	319.00	6250	19,93,750.00	71,550.00

15	LGF	165.44	174.92	2.615 x 5.910	318.00	9000	28,62,000.00	71,550.00
	UGF				318.00	9000	28,62,000.00	71,550.00
	FF				170.07	190.63	2.685 x 5.910	347.00
16	LGF	165.44	174.92	2.615 x 5.910	318.00	9000	28,62,000.00	71,550.00
	UGF				318.00	9000	28,62,000.00	71,550.00
17	LGF	170.07	190.63	2.685 x 5.910	347.00	9000	31,23,000.00	78,075.00
	UGF				347.00	9000	31,23,000.00	78,075.00

<b>OTHER CHARGES</b> (Payable at the time of Offer of Possession)	
<b>1</b>	IFMS (Interest Free Maintenance Security) will be charged extra @ Rs 20000/- .
<b>2</b>	Power Backup (if provided) will be charged extra @ Rs 40000/- for 2KVA.
<b>3</b>	Car Parking charge will be charged extra @ Rs 100000/- (to be allotted on first come first serve basis depending on availability).
<b>4</b>	Two Wheeler Parking charge will be charged extra @ Rs 35000/- (to be allotted on first come first serve basis depending on availability).
<b>5</b>	MRMC (Monthly Recurring Maintenance Charges) for 24 months shall be charged extra. Actual Amount of MRMC shall be intimated at the time of offer of possession. Tentative charges of MRMC per shop would be between Rs. 1000/- to Rs 2000/- per month according to the size /area of the shop.
<b>6</b>	Utility Connection Charges will be charged Extra & shall be intimated at the time of possession.

<b>PAYMENT PLAN</b>	
<b>Construction Link Plan</b>	
At the time of Booking /Application	10% of BSP
Within 45 Days of Booking	10% of BSP
Within 90 Days of Booking	80% of BSP + 100% Other Charges

<b>NOTE</b>	
1	Prices can be revised at the sole discretion of the company & without prior notice.
2	Please read the detailed term & conditions in the application form.
3	The above areas are tentative and subject to change. Variation in the final layout and the floor plan can be effected without any claim from the allottee.
4	Applicable GST & any other govt. taxes /charges/due is payable extra as per govt. norms. Input credit of GST is already adjusted in cost.
5	Registration Charges extra as per prevailing Government norms.
6	Cheque/Draft to be drawn in favour of "ORO Constructions Pvt. Ltd." payable at Lucknow.
7	Possession of the unit shall be given as per term of allotment after receiving of final payment along with other charges and execution of sale deed.
8	Any new tax like VAT, Sales/trade tax etc. imposed on the construction/project/company by the government shall proportionately be charged and payable by the allottee.