

LJK MARCUS VIBHUTI KHAND COMMERCIAL, LUCKNOW		
PRICE LIST OF RETAIL SPACES		
PRODUCT TYPE- SHOPS / ANCHOR SPACE	BSP Per Sq. Ft. (Super Area)	Pre Launch BSP Per Sq. Ft. (Super Area)
GROUND FLOOR -	Rs.30000/-	Rs.28000/-
FIRST FLOOR -	Rs.19000/-	Rs.17000/-
SECOND FLOOR-	Rs.17000/-	Rs.15000/-
THIRD FLOOR-	Rs.15500/-	Rs.13500/-
FOURTH &FIFTH FLOOR- (F & B)	Rs.14500/-	Rs.12500/-
PRICE LIST OF COMMERCIAL / OFFICE SPACES		
PRODUCT TYPE- COMMERCIAL / OFFICE SPACE	BSP Per Sq. Ft. (Super Area)	
SIXTH TO TWENTY FIFTH FLOOR	Rs 12000/-	
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	
PARKING (MANDATORY) FOR LOCKABLE SPACE	Rs. 300,000/-	
PAYMENT PLAN		
PLAN A: UPFRONT PAYMENT PLAN WITH COMMITMENT CHARGES *		
<p>With Commitment Charges of 12% P.A. on 100% of USP for a period not less than 3 years, from date of receipt of 100% of USP . Commitment charges to be provided for 3 years or till offer of possession whichever is later from date of receipt of 100% of USP . Subject to timely payment. (Commitment charges for the period of delay payment will not be provided.)</p>		
At the time of Booking	10% OF UNIT SALE PRICE + GST	
On 45th day of Booking	100% OF UNIT SALE PRICE + GST (Less Booking Amount)	
On Offer of Possession	100% of IFMS + 100% of EDC + Other Cost (if any)	
PLAN B: FLEXI PAYMENT PLAN WITH COMMITMENT CHARGES **		
<p>With Commitment Charges of 12% P.A. (till unexpired period of 365 days on receipt of 50% of USP & thereafter on 100% of USP) for a period not less than 3 years ,from date of 50% USP receipt. Commitment charges to be provided for 3 years or till offer of possession whichever is later from date of 50% USP receipt. Subject to timely payment. (Commitment charges for the period of delay payment will not be provided.)</p>		
At the time of Booking	10% OF UNIT SALE PRICE + GST	
On 45 th day of Booking	50% OF UNIT SALE PRICE + GST Less Booking Amount	
On 365 th day of Booking	50% OF UNIT SALE PRICE + GST	
On Offer of Possession	100% of IFMS + 100% of EDC + Other Cost (if any)	
PLAN C: COMBO PAYMENT PLAN WITH COMMITMENT CHARGES ****		
<p>With Commitment Charges of 12% P.A. on 100% of USP for a period not less than 3 years, from date of receipt of 50% of USP . Commitment charges to be provided for 3 years or till offer of possession whichever is later from date of receipt of 50% of USP . Subject to timely payment. (Commitment charges for the period of delay payment will not be provided.)</p>		
At the time of Booking	10% OF UNIT SALE PRICE + GST	
On 45 th day of Booking	50% OF UNIT SALE PRICE + GST Less Booking Amount	
On Commencement of Construction	5% OF UNIT SALE PRICE + GST	
On Casting of Basement Roof	5% OF UNIT SALE PRICE + GST	
On Casting of First Floor Roof	5% OF UNIT SALE PRICE + GST	
On Casting of Third Floor Roof	5% OF UNIT SALE PRICE + GST	
On Casting of Seventh Floor Roof	5% OF UNIT SALE PRICE + GST	
On Casting of Eleventh Floor Roof	5% OF UNIT SALE PRICE + GST	
On Casting of Fifteenth Floor Roof	5% OF UNIT SALE PRICE + GST	
On commencement of External plaster	5% OF UNIT SALE PRICE + GST	
On commencement of Internal plaster	5% OF UNIT SALE PRICE + GST	
On Offer of Fit out of Possession	5% OF UNIT SALE PRICE + GST + 100% of IFMS + 100% of EDC + 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	
7	Payments to be made through Cheque / DD payable at Lucknow, in favour of M/S LJK CONSTRUCTION INDIA PVT LTD"	

