



PRICE LIST (w.e.f. 01-April-2021)

MANNAT EXTENSION: UPRERAPRJ243983 (TOWER - K1, K2, K3 & K4)  
MANNAT EXTENSION - 2: UPRERAPRJ605799 (TOWER - L1, L2, L3 & L4)

Unit Type	Floor Location	Tower Number	Unit Type	Carpet Area		Super Area #		Basic Sale Price (Rs.)	Inaugral Discount (Rs.)	Net Basic Cost of Flat (Rs.)	Booking Amount (Rs.)
				Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.				
2 BHK - (Type - I)	1st & 2nd Floor	L3 & L4	02 & 03	65.36	703.54	101.45	1092	40,95,000	54600	4040400	303030
2 BHK - (Type - II)		L3 & L4	01 & 04	65.93	709.67	101.91	1097	41,13,750	54850	4058900	304418
2 BHK+S - (Type - I)		L1 & L2	02 & 03	69.70	750.25	113.34	1220	45,75,000	61000	4514000	338550
2BHK+S - (Type - II)		L1 & L2	01 & 04	70.27	756.39	114.27	1230	46,12,500	61500	4551000	341325
3BHK - (Type - I)		K1, K2, K3 & K4	01 & 04	87.57	942.60	128.21	1380	51,75,000	0	5175000	388125
3BHK - (Type - II)		K1, K2, K3 & K4	02 & 03	88.15	948.85	129.13	1390	52,12,500	0	5212500	390938
2 BHK - (Type - I)	3rd & 4th Floor	L3 & L4	02 & 03	65.36	703.54	101.45	1092	40,95,000	81900	4013100	300983
2 BHK - (Type - II)		L3 & L4	01 & 04	65.93	709.67	101.91	1097	41,13,750	82275	4031475	302361
2 BHK+S - (Type - I)		L1 & L2	02 & 03	69.70	750.25	113.34	1220	45,75,000	91500	4483500	336263
2BHK+S - (Type - II)		L1 & L2	01 & 04	70.27	756.39	114.27	1230	46,12,500	92250	4520250	339019
3BHK - (Type - I)		K1, K2, K3 & K4	01 & 04	87.57	942.60	128.21	1380	51,75,000	34500	5140500	385538
3BHK - (Type - II)		K1, K2, K3 & K4	02 & 03	88.15	948.85	129.13	1390	52,12,500	34750	5177750	388331
2 BHK - (Type - I)	5th to 8th Floor	L3 & L4	02 & 03	65.36	703.54	101.45	1092	40,95,000	109200	3985800	298935
2 BHK - (Type - II)		L3 & L4	01 & 04	65.93	709.67	101.91	1097	41,13,750	109700	4004050	300304
2 BHK+S - (Type - I)		L1 & L2	02 & 03	69.70	750.25	113.34	1220	45,75,000	122000	4453000	333975
2BHK+S - (Type - II)		L1 & L2	01 & 04	70.27	756.39	114.27	1230	46,12,500	123000	4489500	336713
3BHK - (Type - I)		K1, K2, K3 & K4	01 & 04	87.57	942.60	128.21	1380	51,75,000	69000	5106000	382950
3BHK - (Type - II)		K1, K2, K3 & K4	02 & 03	88.15	948.85	129.13	1390	52,12,500	69500	5143000	385725
2 BHK - (Type - I)	9th & 10th Floor	L3 & L4	02 & 03	65.36	703.54	101.45	1092	40,95,000	163800	3931200	294840
2 BHK - (Type - II)		L3 & L4	01 & 04	65.93	709.67	101.91	1097	41,13,750	164550	3949200	296190
2 BHK+S - (Type - I)		L1 & L2	02 & 03	69.70	750.25	113.34	1220	45,75,000	183000	4392000	329400
2BHK+S - (Type - II)		L1 & L2	01 & 04	70.27	756.39	114.27	1230	46,12,500	184500	4428000	332100
3BHK - (Type - I)		K1, K2, K3 & K4	01 & 04	87.57	942.60	128.21	1380	51,75,000	138000	5037000	377775
3BHK - (Type - II)		K1, K2, K3 & K4	02 & 03	88.15	948.85	129.13	1390	52,12,500	139000	5073500	380513
* G.S.T. / Any Other Taxes / Cess payable extra (as and when due) and to be borne by purchaser / allottee for booking amount and all subsequent payments as per the applicable rates on Cost & Other Charges payable for the Flat/Unit.											
** Payment to be made after deduction of applicable TDS, presently applicable on a Property having value more than Rs. 50 lacs.											
# As per the provisions of RERA the undivided share in the common area would be transferred to the association of the allottees and not to the customer. Therefore, the area difference between the carpet and the super area would not be registered to the customer.											

Details of Other Charges (Other than Basic Cost of Flat mentioned above)

Sl No.	Description	Rate
1	Preferential Location Charges : 3BHK : Tower K1 & K2 Unit Type 01, 02, 03 & 04 and Tower K3 & K4 : Unit Type 01 & 04	Rs. 50/- p.s.f. on SBUA of Flat/Unit
2	Preferential Location Charges : 2BHK+Study : Tower L1 & L2 : Unit Type 01 & 04	Rs. 50/- p.s.f. on SBUA of Flat/Unit
3	External Development Charges	Rs. 30/- p.s.f. on SBUA of Flat/Unit
4	Non Refundable Maintenance Deposit (IFMS)	Rs. 30/- p.s.f. on SBUA of Flat/Unit
5	External Electrification + Fire Fighting Equipment Charges	Rs. 60/- p.s.f. on SBUA of Flat/Unit
6	Power Back-up Infrastructure Charges (2KVA)	Rs. 36,000/- per Flat
7	Advance Recurring Maintenance Charges (Payable in advance for 12 months).	Rs. 24/- p.s.f. on SBUA of Flat/Unit
8	Community Centre Membership Charges	Rs. 25,000/- per Flat
9	Covered Car Parking - 1 in Basement	Rs. 1,50,000/- per Parking
10	Covered Car Parking - 1 on Stilt Floor	Rs. 2,00,000/- per Parking

**(B) Construction Link Payment Plan -**

Booking Amount		7.50%	of Net Basic Sale Price	
Within 30 Days of booking		7.50%	of Net Basic Sale Price	
On commencement of excavation of Tower		7.50%	of Net Basic Sale Price	+ EDC
On casting of Basement Roof Slab		7.50%	of Net Basic Sale Price	
On casting of Ground floor / Stilt Roof slab		5.00%	of Net Basic Sale Price	
On casting of 2nd floor slab		7.50%	of Net Basic Sale Price	
On casting of 5th floor slab		7.50%	of Net Basic Sale Price	
On casting of 8th floor slab		7.50%	of Net Basic Sale Price	
On casting of Top floor slab		7.50%	of Net Basic Sale Price	
On Commencement of Electrical Work		7.50%	of Net Basic Sale Price	
On Commencement of Internal Plaster		7.50%	of Net Basic Sale Price	
On Commencement of Flooring		7.50%	of Net Basic Sale Price	
On Commencement of Doors/Windows Installation		7.50%	of Net Basic Sale Price	
On offer of Possession		5.00%	of Net Basic Sale Price	+ Other Charges

\*Construction stages can be called for payment in any sequence depending on the work herein above undertaken by the Promoter / Developer irrespective of the sequence mentioned .

**Note: –**

- 1 This 'Price List' is for reference & information only. Prices mentioned herein can be revised at the sole discretion of the Promoter/Developer without any prior notice.
- 2 The Price of units will remain firm once booked.
- 3 Booking is subject to clearance of booking amount and terms & conditions contained in the Application Form / Agreement to Sell.
- 4 Drawings are conceptual and illustrative. Area and dimension may change within the permissible limits and will be adjusted before execution of Sale Deed as per the Basic Price prevailing on the date of booking.
- 5 All taxes, levies, duties, cess, G.S.T. or any other amount charged by any Government / Government Agency / Controlling Authority shall be payable extra.
- 6 Cost of Stamp Duty, Registration Charges and other related charges / cost are extra as per govt. rules/policies/rates and to be borne by Purchaser/Allottee(s).
- 7 Any additional area/construction/facilities/service(s) provided in addition to that mentioned in the registered Agreement to Sell shall be charged extra.
- 8 Parking Space be allotted subject to availability and on 'First Come First Serve' basis.
- 9 All payments shall be made in favour of "Shalimar Corp Limited - Shere Shalimar Mannat Extension Rera" for Tower - K1, K2, K3 & K4.
- 10 All payments shall be made in favour of "Shalimar Corp Limited - Shere Shalimar Mannat Extension-2 Rera Account" for Tower - L1, L2, L3 & L4.
- 11 All payments made through cheque/DD/RTGS/TRANSFER (Refer to the point no. 9 & 10 of this Price List) should be payable at par at **Lucknow**.

**Shalimar Corp Limited, Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010**

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