



PRICE LIST & PAYMENT PLAN

S.N	TYPE	PLOT AREA (SQFT)	PLOT BSP RATE (Rs / SQFT)	PLOT BSP VALUE	BOOKING AMOUNT	ADDITIONAL CHARGES							TOTAL PLOT VALUE (WITH ADDITIONAL CHARGES Excluding PLC, Stamp duty & Registry)	
						IFMS (Rs. 16.67 /SQFT)	WSEC	CDC & VDC (Rs. 76.67 /SQFT)	EEC (Rs. 46.11 /SQFT)	Electric connection & substation charges (Rs 150 PSQFT)	MRMC (Rs. 12 /SQFT) for a year	CMC	TOTAL ADDITIONAL CHARGES	
1	Type 1	729	4000	2916000	291600	12150	25000	55890	33615	109350	8748	100000	344753	3260753
2	Type 2	954	4000	3816000	381600	15900	45000	73140	43990	143100	11448	100000	432578	4248578
3	Type 3	1296	4000	5184000	518400	21600	45000	99360	59760	194400	15552	150000	585672	5769672
4	Type 4	1467	4000	5868000	586800	24450	45000	112470	67645	220050	17604	150000	637219	6505219
5	Type 5	1800	4000	7200000	720000	30000	55000	138000	83000	270000	21600	200000	527600	7727600
6	Type 6	2205	4000	8820000	882000	36757	55000	169057	101673	330750	26460	250000	969697	9789697

Booking amount in favour of "Bihani Construction Pvt Ltd.

*The rates mentioned are applicable as of 4 June 2025.

Payment Plan - Installment

- Booking Amount 10% of BSP
- Within 60 days from date of booking 10% of BSP
- Within 90 days from date of booking 10% of BSP + 50% of PLC
- Within 120 days from date of booking 10% of BSP + 50% of PLC
- Within 150 days from date of booking 10% of BSP
- On laying of Sewage Line 10 % of BSP
- On laying of Drainage Line 10 % of BSP
- On laying of Water Supply line 10 % of BSP
- On laying of WBM Road 7.5 % of BSP + all additional charges
- On start of Electricity Work 10 % of BSP
- At Time of Offer of Possession 2.5 % of BSP + Stamp Duty & registration
Govt. levied charges (if any as applicable)
Others (if any)

Payment Plan - Down Payment (8% discount on 95% of BSP + 100% PLC)

Booking amount

Within 60 days from date of booking 95% of BSP (Less booking amount) + 100 % PLC + 50% additional charges

At time of offer of possession 5 % of BSP + IFMS + Stamp Duty & registration

As applicable

Other remaining additional charges

Govt. levied charges (if any as applicable)

Others (if any)

PLC	1 Corner	15 % of BSP	4 Park Adjacent	10 % of BSP
	2 18 Mtr road side facing	10% of BSP	5 Park adjacent through road	10 % of BSP
	3 Park Facing	10% of BSP		

Other Charges

Monthly Maintenance charges To be intimated at time of possession

Others (if any) To be intimated at time of possession

Corporate office: ROMS, Code - 1, Plot at I.T. Park- 1, Sector-E, Fifth Floor, Sushant Golf City, Ansal API, Shaheed Path, Lucknow, (U.P.) India

Site Address : Uttargaon, Mohanlalganj, Lucknow, Uttar Pradesh

RTGS Details: ACCOUNT NAME : M/S BIHANI CONSTRUCTIONS PRIVATE LIMITED COLLECTION ACCOUNT FOR SKYOM CITY
ACCOUNT NO : 06117250000095IFSC CODE : YESB0000611