



VILLA PRICE LIST & PAYMENT PLAN

S.N	TYPE	PLOT AREA (SQFT)	Villa Cost BSP : upto Ground Floor	Villa Cost BSP: upto First Floor	Villa Cost BSP : Upto Second Floor	VILLA ADDITIONAL CHARGES ON PLOT AREA									Remarks - Built up area (in Sq Ft)
						IFMS (Rs. 16.67 /SQFT)	WSEC	CDC & VDC (Rs. 76.67 /SQFT)	Electric connection & substation charges (Rs 150 PSQFT)	EEC (Rs. 46.11 /SQFT)	MRMC (Rs. 12 /SQFT) for a year	CMC	TOTAL ADDITIONAL CHARGES		
1	Type 1	729	4311000	5586000	-	12150	25000	55890	109350	33615	8748	100000	344753	1. If only GF: 558 2. If upto FF: 1068	
2	Type 2	954	5623500	7566000	8238500	15900	45000	73140	143100	43990	11448	100000	432578	1. If only GF: 723 2. If upto FF: 1500 3. If upto SF: 1769	
3	Type 3	1296	7456500	9729000	11114000	21600	45000	99360	194400	59760	15552	150000	585672	1. If only GF: 909 2. If upto FF: 1818 3. If upto SF: 2372	
4	type 4	1467	8525500	10718000	12068000	24450	45000	112470	220050	67645	17604	150000	637219	1. If only GF: 1063 2. If upto FF: 1940 3. If upto SF: 2480	
5	Type 5	1800	10572500	13942500	16145000	30000	55000	138000	270000	83000	21600	200000	797600	1. If only GF: 1349 2. If upto FF: 2697 3. If upto SF: 3578	

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

Payment Plan - Installment

- Booking Amount 5% of BSP + GST
- Within 30 days from date of booking 5% of BSP + GST
- Within 75 days from date of booking 5% of BSP + GST
- Within 90 days from date of booking 5% of BSP + GST
- At start of Excavation of Fundation 7.5% of BSP + GST
- At start of RCC Footing 7.5% of BSP + GST
- At start of Plinth Beam 7.5 % of BSP + 50% of PLC + GST
- At casting of First Slab 7.5% of BSP + GST
- At casting of Second Slab 7.5 % of BSP + 50% of PLC + GST
- At casting of Third Slab 7.5% of BSP + GST
- At start of Brickwork 5% of BSP + GST
- At start of Internal Electrical wire 5% of BSP + GST
- At start of Internal Plaster 5% of BSP + all additional charges + GST
- At start of External Plaster 5% of BSP + GST
- At start of Flooring 5% of BSP + GST
- At start of Painting 5 % of BSP + GST
- At Handover of Villa 5% of BSP + GST + 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	As applicable
Within 60 days from date of booking	95% of BSP (Less booking amount) + 50 % PLC + GST
At time of offer of possession	5 % of BSP + GST + IFMS + Stamp Duty & registration CDC + 50% PLC + All Other additional charges Govt. levied charges (if any as applicable)

PLC	1 Corner	10 % of BSP	4 Park Adjacent	5 % of BSP
	2 18 Mtr road side facing	5% of BSP	5 Park adjacent through road	5% of BSP
	3 Park Facing	5% of BSP		
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 : 06117250000095, IFSC CODE : YESB0000611