



**SHRI BALAJI
CONSTRUCTION
COMPANY**



SAPPHIRE
ELEGANCE AT IT'S BEST

Arjun Ganj, Sultanpur Road
2 & 3 BHK APARTMENTS

W.E.F. 01/02/2024

SPECIFICATIONS

Category	Super/Built Up Area	Accommodation
2 BHK	1050 Sq. Ft / 840 Sq. Ft. 1125 Sq. Ft. / 900 Sq. Ft. 1150 Sq. Ft. / 920 Sq. Ft. 1170 Sq. Ft. / 936 Sq. Ft.	2 Bed Rooms + Drawing/Dining + Kitchen + Store + Utility + 2 Toilet + 2 Balcony
3 BHK	1400 Sq. Ft. / 1120 Sq. Ft. 1430 Sq. Ft. / 1144 Sq. Ft. 1650 Sq. Ft. / 1320 Sq. Ft. 1690 Sq. Ft. / 1352 Sq. Ft.	3 Bed Room + Drawing/Dining Hall + Kitchen + Store + Utility + 2 Toilet + Dressing + 2 Balcony

*1 Sq. Mtr. = 10.76 Sq. Ft.

Amenities Charges : Rs. 4,95,000/-

- External Electrification Charges (EEC) - ₹45,000/-
- Approximate Maintenance Charges - ₹1,00,000/- for recurring monthly maintenance charges of 5 years.
- Power Back Up for Common Area - ₹35,000/-
- Car Parking - ₹1,50,000/-
- Club - Membership - ₹50,000/-
- Security System Charges - ₹35,000/-
- External Development Charges (EDC) - ₹80,000/-
- ▶ Corner PLC - 5% of BSP
- ▶ Floor PLC - 5% upto 5th Floor (Allotment is subject to availability)
- ▶ Extra Car Parking - ₹2,50,000/- (Optional)

BSP : ₹5950/- per sq. ft.

NOTE

- Price list is just for reference and information. Promoter reserves the right to change, no notice shall be required.
- Drawing are conceptual/illustrative. Area/dimensions may marginally vary at time of construction. Which will be adjusted in agreed BSP.
- Any additional facility if provided shall be charges extra.
- Booking shall not be considered as allotment of unit, it may change if any variation in agreed payment schedule.
- Cheque/Draft to be drawn in favor of HALLMARK VYAPAAR PVT. LTD. Payable at Lucknow. G PAY/PAYTM use +91
- Accommodations shown in the specification above of units includes best of its types. Stores, Balcony, Bathroom & Utility may differ/change in every unit.
- Rates are exclusive of amenities, govt. taxes/dutes, PLC expenses.

Constructed By:

SHRI BALAJI CONSTRUCTION COMPANY

3rd Floor, Ganj Trade Center, 10 Capper Road,
Hazratganj, Lucknow - 226001. (U.P.)

Marketed By:



**HALLMARK VYAPAAR
PVT. LTD.**

Email: customercare.bccbuildtech@gmail.com | Web.: www.bccbuildtech.com



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Web.: www.up-rera.in