A VENTURE OF

BBD GROUP

# BBD TIMES SQUARE

Vibhuti Khand,
Gomti Nagar, Lucknow

LDA APPROVED

## A multi-purpose landmark of ultimate *Luxury*

*Fully Air-Conditioned Work-Live Spaces*



RERA Registration No.: UPRERAPRJ6496
website- www.up-rera.in

**Disclaimer:** Artistic impression only. Actual offering may vary.

# BBD TIMES SQUARE

## Work-Live Spaces For The New-Age Era

Welcome to an elegant concept of Work-Live spaces by Viraj Constructions Pvt. Ltd. Mind continues to work, dream gets nurtured & the finest of your tastes get an expression. We are unveiling yet another gem - BBD Times Square. With Its Imposing facade, uncompromising construction standards and feature designed to delight, BBD Times Square is the newest benchmark for work live spaces.

## PREMIUM LIFESTYLE AMENITIES

- Grand Entrance
- High-end Commercial Retail Space
- Multi Level Parking
- Air-conditioned Spaces
- An Executive Club
- Swimming Pool






Disclaimer- Images used are not actual but only artistic impressions.

## SPECIFICATIONS

| S.N. | AREA | LOCATION | SPECIFICATION |
|---|---|---|---|
| 1 | ROOM | Flooring | Laminated Wooden Flooring |
| | | Walls | Plastic Emulsion Paint |
| | | Ceiling | OBD |
| 2 | TOILET | Flooring | Antiskid Ceramic Tiles |
| | | Walls | Ceramic Tile up to 2100mm height, Plastic Emulsion Above |
| | | Ceiling | OBD |
| | | Fixture / Fitting | Single Lever CP Fittings Branded Chinaware |
| 3 | KITCHENETTE | Counter | Granite |
| | | Wall above Counter | Ceramic Tiles up to 600 mm, plastic Emulsion above. |
| | | Sink | Single Bowl SS Sink |
| 4 | WINDOWS | Windows | Aluminium / UPVC Windows |
| 5 | DOORS | Main Door | Laminated Flush Door |
| | | Toilet Door | Flush Doors with Paint |
| 6 | HARDWARE | | SS Finish |
| 7 | LIFT LOBBY | Flooring | Vitrified tile |
| | | Walls | Plastic Emulsion Paint |
| | | Ceiling | Plain False Ceiling |
| 8 | CORRIDOR | Flooring | Vitrified tile |
| | | Walls | Plastic Emulsion Paint |
| | | Ceiling | Plain False Ceiling |
| 9 | STAIRCASE | Flooring | Polished stone |
| | | Walls | OBD |
| | | Ceiling | OBD |
| | | Railing | Enamel Painted MS Railing |
| 10 | BALCONY | Flooring | Antiskid Ceramic Tiles |
| | | Walls | Weather Shield Exterior Paint |
| | | Ceiling | Weather Shield Exterior Paint |
| | | Railing | Enamel Painted MS Railing |
| 11 | AIR CONDITIONING | | Split AC |
| 12 | EXTERIOR | | Weather Shield Exterior Paint |

**Disclaimer:** The above specifications are indicative & may be changed in consultation with the Architect. The company reserves the right to provide equivalent finishes or fittings and fixtures.

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# Typical Floor Plan (6th to 15th)



## Ongoing Projects

Disclaimer- Images used are not actual but only artistic impressions.













With a proven track record of sustained growth, customer satisfaction and innovation, Viraj Constructions is a dynamic and innovative company with a vision to contribute to the building of a new Lucknow and become one of the most trusted names in the real estate industry.

## Completed Projects







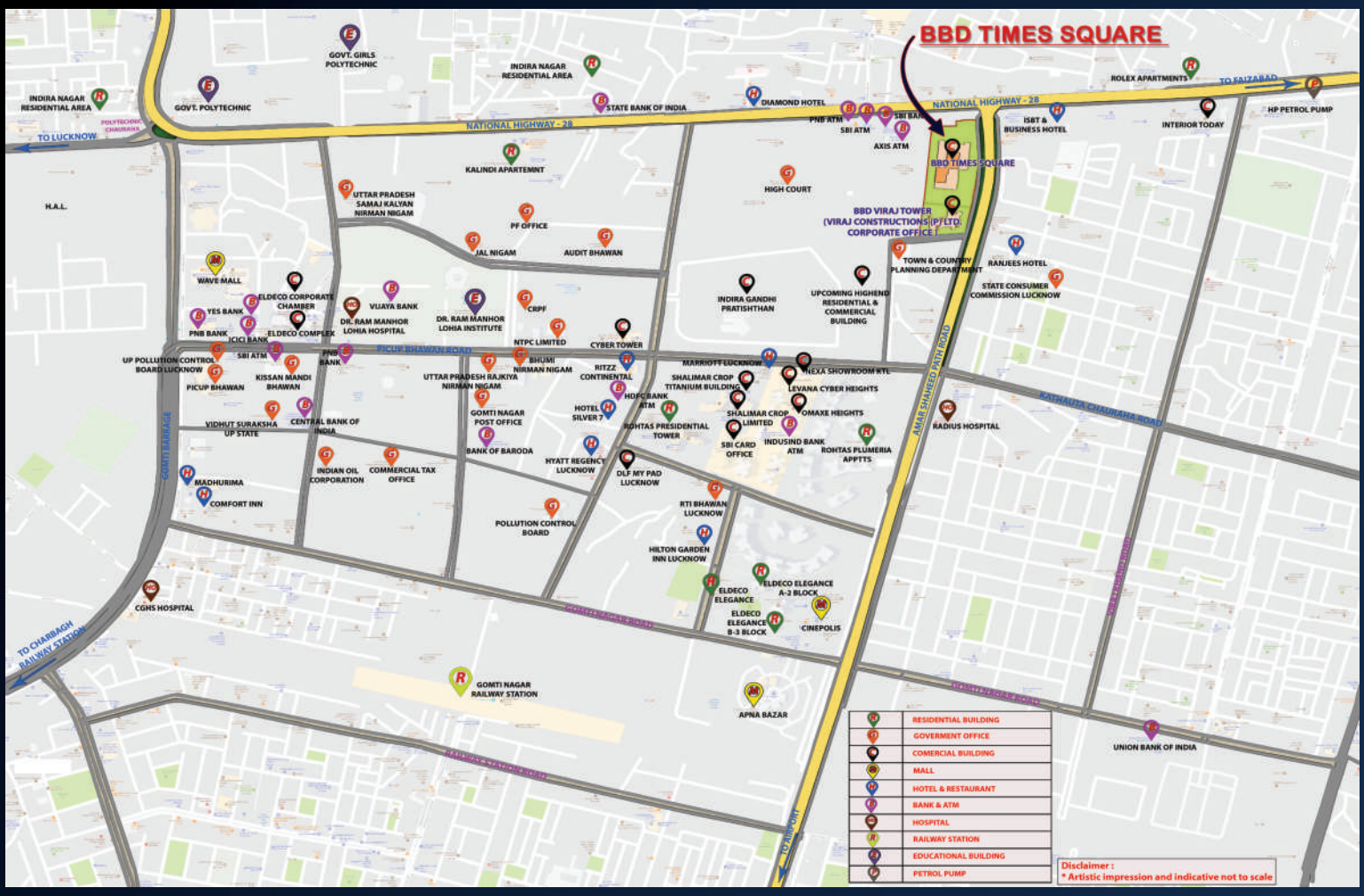






## MAJOR LANDMARKS

- About 20 minutes drive from Lucknow Airport. • Congestion free traffic to all major locations. • In Central Business District of Gomti Nagar.




Disclaimer: The contents may have errors or omissions including but not limited to technical inaccuracies and typographical errors.


**Viraj Constructions Pvt. Ltd.** (An ISO 9001:2008, ISO 14001:2004, OH&S 18001:2007 Certified Company)

**Office Add. :** BBD Viraj Towers, Vibhuti Khand, Shaheed Path, Gomti Nagar, Lko | Site Add: BBD Times Square, Vibhuti Khand Gomti Nagar, Lko.

Call : 9696333555, 9696112255, 0522-3093500 | **Website :** www.virajconstructions.co.in

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## Plan




1 sq.mt. = 10.764 sq.ft.

| | | | | |
|---|---|---|---|---|
| Saleable Area | 594 sq. ft. | 631 sq. ft. | 640 sq. ft. | 657 sq. ft. |
| Carpet Area | 391 sq. ft. | 415 sq. ft. | 421 sq. ft. | 432 sq. ft. |

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View

1 sq.mt. = 10.764 sq.ft.

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Viraj

W.e.f. : 15th March, 2018

# PRICE LIST

**Basic Sale Price : Rs. 6500 Per sq.ft. on Saleable Area**

| S. No. | Accommodation | Carpet Area | | Balcony Area | | Saleable Area | | Basic Sale Price (in Rs.) |
|---|---|---|---|---|---|---|---|---|
| | | Sq.mt. | Sq.ft. | Sq.mt. | Sq.ft. | Sq.mt. | Sq.ft. | |
| 1 | Air Conditioned Space | 40.15 | 432.00 | 3.65 | 39.27 | 61.03 | 657.00* | 42,70,500.00** |
| | | 39.13 | 421.00 | 3.65 | 39.27 | 59.47 | 640.00* | 41,60,000.00** |
| | | 38.57 | 415.00 | 3.65 | 39.27 | 58.62 | 631.00* | 41,01,500.00** |
| | | 36.34 | 391.00 | 3.65 | 39.27 | 55.23 | 594.00* | 38,61,000.00** |

* The area mentioned has been rounded off to the nearest whole number.

** Preferential Location / Floor Charges / Extra Charges not included. GST as applicable will be extra.

## PREFERENTIAL LOCATION / FLOOR CHARGES

| Preferential Charges | Percentage of BSP |
|---|---|
| Shaheed Path | 7.5% |
| National Highway | 7.5% |
| High Court | 5% |
| Pool Facing | 3% |
| S1 Floor | 5% |
| S2, S3 & S4 Floor | 3% |
| S5, S6 & S7 Floor | 2% |
| S11 Floor | 3% |
| S12 Floor | 5% |

## EXTRA CHARGES#:

| Charges | Rs per sq. ft |
|---|---|
| Lump Sum Maintenance Deposit (LSMD) | Rs.100 per sq.ft. |
| Monthly Recurring Maintenance Charges (MRMC) | It shall be borne by the applicant(s) as applicable rate/actual cost at the time of possession or as and when demanded by the company. |
| External Electrification Charges | Rs. 30 per sq.ft. |
| External Development Charges | Rs. 30 per sq.ft. |
| Fire Fighting Charges | Rs. 65 per sq.ft. |
| Power Back-up Charges (for 5 KVA) | Rs. 1,50,000 @ Rs. 30,000 per KVA |
| Club Membership | Rs. 1,00,000 |
| Car Parking (Covered) | Rs. 3,00,000 |

# The Extra Charges Mentioned above are tentative & may vary as per actual cost incurred or due to change of policy / other charges levied by Govt / Nodal Agency which shall be borne by the buyer at applicable rate from time to time.

**Signature of the Applicant**

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# BBD TIMES SQUARE

## PLAN A: DOWN PAYMENT

| | |
|---|---|
| At the time of booking | Rs. 200,000/- |
| On 30th day of Booking | 10% Less Booking Amount |
| On 60th day of Booking | 100% of BSP Less Amount Paid |
| On Offer of Possession | 100% of Extra Charges + 100% of PLC / Floor Charges (if any) + Other Cost (if any) + Registration Charges + Stamp Duty etc. |

Down Payment Discount - 5% On BSP

## PLAN B: CONSTRUCTION LINKED PAYMENT PLAN

| PAYMENT STAGE | PERCENTAGE (%) OF BSP | OTHER CHARGES |
|---|---|---|
| At the time of Booking | Rs.200,000/- | |
| On 30th day of booking | 10% (less booking amount) | |
| On 90 days of booking | 10.00% | |
| On 150 days of booking | 7.50% | |
| On 210 days of booking | 5.00% | EEC+EDC+FFC |
| On 270 days of booking | 7.50% | |
| On 330 days of booking | 7.50% | |
| On Completion of brick work | 7.50% | |
| On Completion of internal plaster | 7.50% | |
| On Completion of internal flooring | 7.50% | |
| On Completion of flooring of common areas | 7.50% | |
| On installation of lifts | 7.50% | |
| On installation of Genset | 7.50% | |
| On installation of fire fighting system | 7.50% | |
| On offer of possession | PLC+ Floor Charges +LSMD+MRMC+Power Back up+Car Parking+Stamp Duty+Registration charges+Club Charges & Other charges as applicable(if any) | |

GST as applicable will be extra with payable amount.

**Terms and Conditions:**

- Price list as on the date of booking shall be applicable.
- Cheques/Bank Drafts to be issued in favour of 'VIRAJ CONSTRUCTIONS PVT LTD' payable at Lucknow. (Only at par cheque will be accepted).
- Electricity Installation Charges, Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected before the possession.
- GST, VAT & other Government levies are extra, as applicable.
- Registration, Stamp Duty and misc. charges shall be payable at the time of Offer of Possession.
- The terms and conditions of sale stated herein are indicative and are subject to detailed terms & conditions in the Agreement to Sale are subject to change at the sole discretion of the company.
- Timely payments of the installments are the essence of the Booking.
- This Price List supersedes all previous price lists
- Registered Agreement to Sale will be executed after receiving of 10% amount of BSP of the Unit.