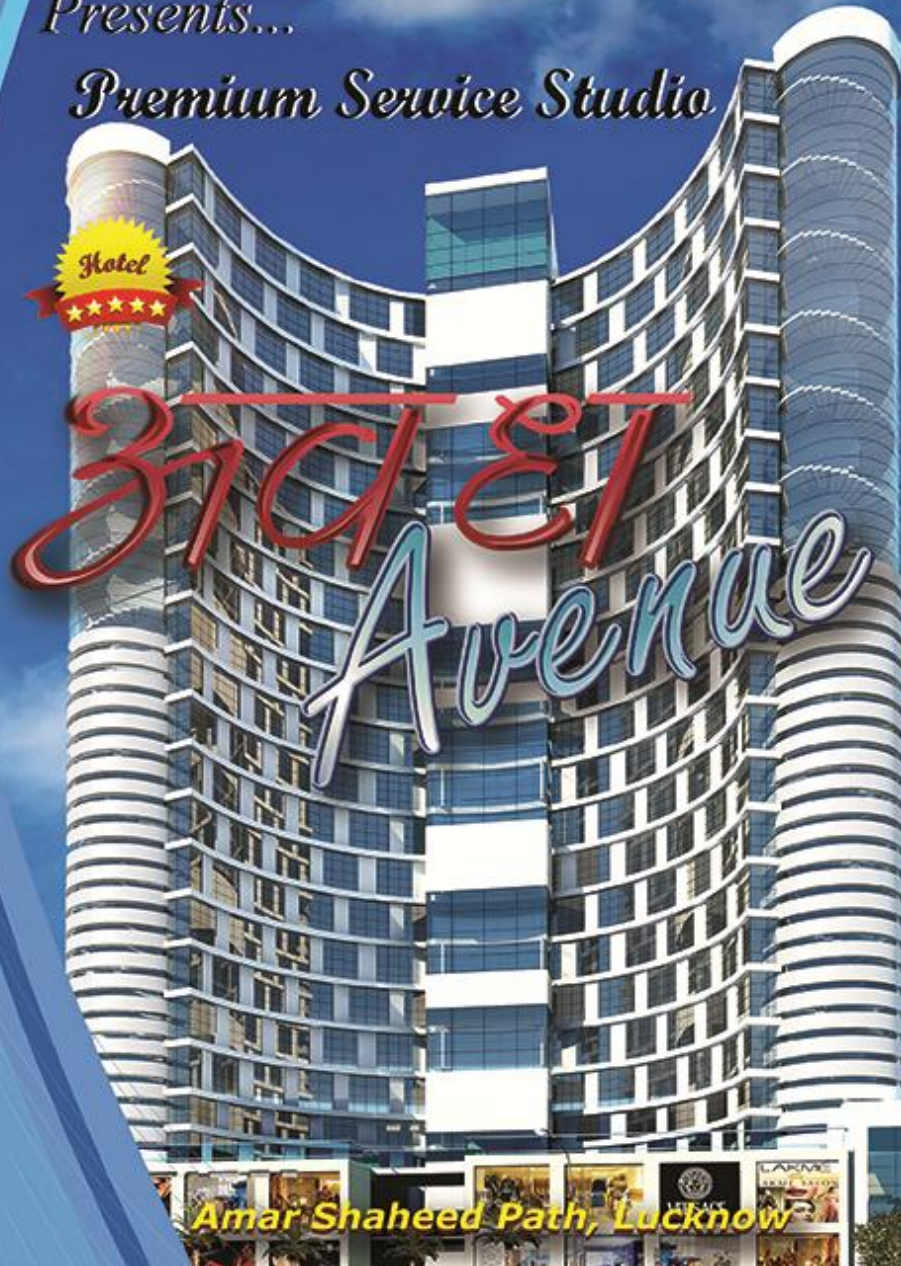


# awadh

Infraland Ltd.

*Presents...*

*Premium Service Studio*



# 310 ET Avenue

*Amar Shaheed Path, Lucknow*



## SPECIFICATION

*3101 E  
Avenue*

### FULLY LOADED STUDIOS & SUITES WITH HANGING SWIMMING POOL

#### STUDIOS & SUITES

UPVC / Aluminium – encased windows and sliders  
Built-in wardrobe closets, with integrated luggage and shoe racks  
Built in kitchen, solid-granite counter top on all counters with cooking utensils  
Provision for Broad band Internet and cable  
EPABX

#### FURNITURE AND FIXTURE INCLUDE

Double bed, Two side table, Study table + Chair, LCD cabinet, Dining table with chairs (suites only), Sofa sets, Center table, Wardrobes, AC, Shoe Rack

#### APPLIANCES & EQUIPMENT INCLUDE

32" LCD Color TV	-	Sony / LG/ Samsung / Panasonic / Videocon / Onida or Equivalent
Remote controlled split type	-	Sony / LG/ Samsung / Panasonic / Videocon / Godrej / O general /or Equivalent
Air Conditioned	-	Hitachi / Blue star or Equivalent
Refrigerator (Under Counter)	-	Samsung / LG / Voltas / Videocon / Blue Star / Godrej / Electrolux or Equivalent
Electrical water heater (Geyser)	-	Philips / Bajaj / Kenstar / Racold / Jaquar or Equivalent
Hot Plate	-	Faber / Kaff / Glen / Cata / Elica or Equivalent
Microwave oven	-	LG / Samsung / Videocon / Panasonic / Kenstar or Equivalent
Toaster	-	LG / Bajaj / Morphy Richards / Inalsa or Equivalent
Electric Kettle	-	Philips / Bajaj / Morphy Richards / Inalsa or Equivalent
Lights & Fans	-	Bajaj / Havells or Equivalent

#### OTHER EQUIPMENTS

Personal Electronic safe-Godrej / Similar make

#### SOFT FURNISHING

One set mattress and pillow, Bed sheets, Curtains, Sets of Towels

**LEGEND**

- 2BHK
- 3BHK+ STUDY
- 3BHK
- LIG





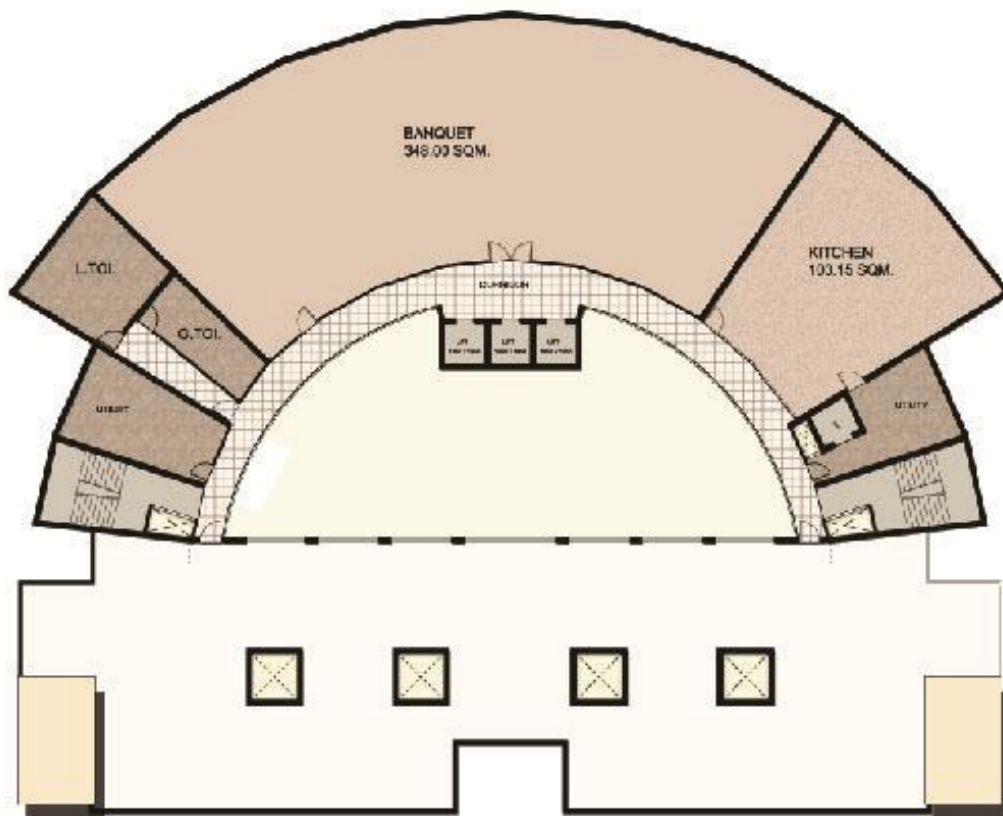


Architectural floor plan of the 1st floor of the National Convention Center. The plan is semi-circular with a central 'HOTEL LOBBY' area. Surrounding the lobby are a 'GYM' (200.00 SQM), two 'MEETING ROOM' (98.00 SQM and 105.15 SQM), and various service areas including 'L.T.O.I.', 'G.T.O.I.', 'UTILITY', and 'RESTROOM'. A 'CORRIDOR' runs along the inner edge of the semi-circle. The bottom section features a 'SHOP' area with multiple units and two 'ATRIUM' spaces separated by a 'CORRIDOR'.

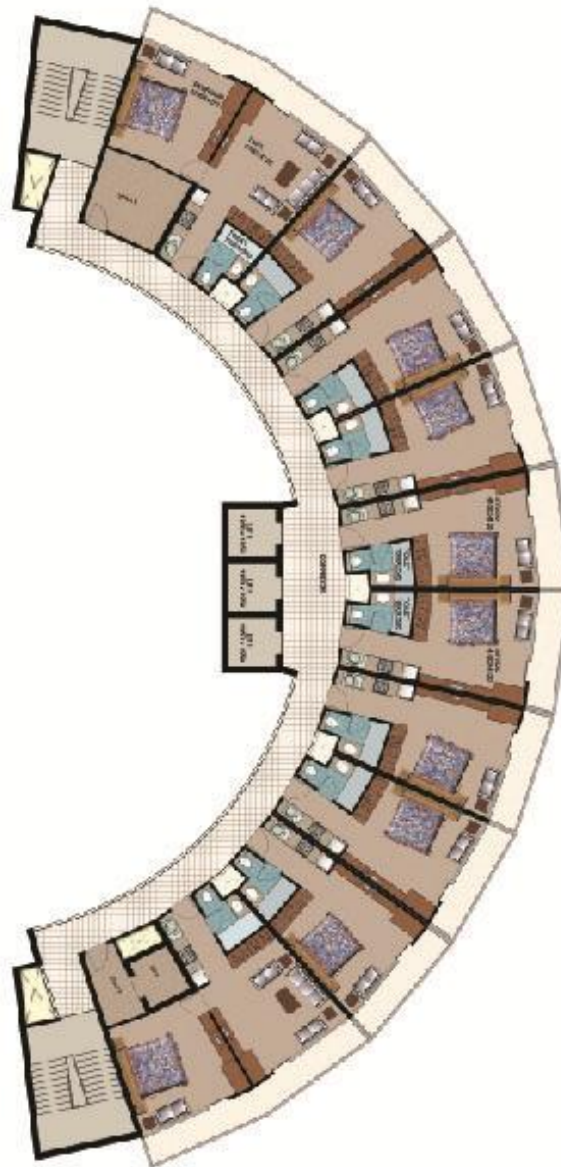


3rd Et  
Avenue

SECOND FLOOR



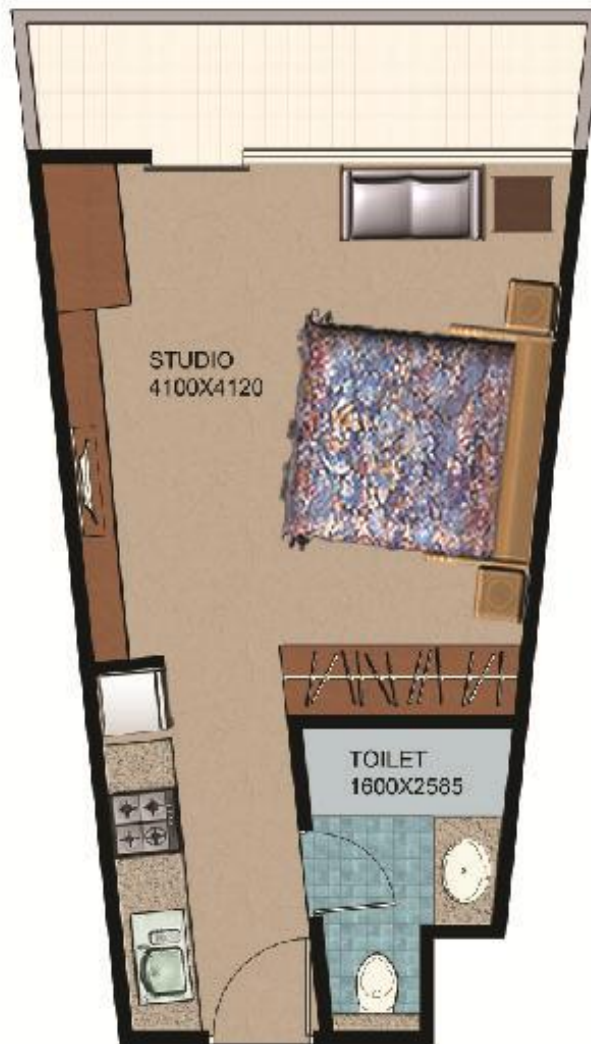
3RD TO 28TH FLOOR





3rd Floor  
Avenue

485 SQ.FT





31st  
Avenue



828 SQ.FT





*Shaheed  
Avenue*

## PRICE LIST OF COMMERCIAL PLAN

### Studio

Sr. No.	Particulars	
1.	Rate	Rs. 4,500/- sq.ft.
2.	Size	485, 828 sq.ft.

\* 300/ sq.ft. Inagural Discount

### Retail

Sr. No.	Particulars	Rate
1.	Ground Floor	Rs. 9,500/- sq.ft.
2.	1st Floor	Rs. 9,000/- sq.ft.
3.	2nd Floor (UFA)	Rs. 8,500/- sq.ft.
Size	Multiples of 250 sq.ft.	

\* 500/ sq.ft. Inagural Discount  
UFA - United Flavour of Awadh

### ATM

ATM	150/- sq.ft.	28 Lacs
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\* With Lease Guarantee

### Prefential Location Charges

Front Facing	10% of BSP
Corner Facing	10% of BSP
Corner & Front Facing	15% of BSP

### Other Charges

Sr. No.	Particulars	Amount
1.	EEC & Fire Fighting Charges	Rs. 25/- sq.ft. (Each)
2.	EDC	Rs. 50/- sq.ft.
3.	IFMS	Rs. 50/- sq.ft.
4.	Car Parking	Rs. 2,00,000/-
5.	Club Membership	Rs. 50,000/-
6.	Furnishing Cost	Rs. 1,50,000/-
7.	Power Backup	Rs. 20,000/- Per KVA (Min - 2 KVA)

\* Service Charged shall be extra as per Govt. norms.

***Premium Service Studio & Retail at Shaheed Path, Lucknow***

### Down Payment Plan with 13.5% Assured Return Per Annum

Sr. No.	Payment Schedule	% of Total
1.	At the time of Booking	10% of BSP
2.	Within one month	90% of BSP + Car + PLC + Club
	Other Charges at the time of Possession	

### Flexi Payment Plan with 12.5% Assure Return Per Annum

Sr. No.	Payment Schedule	% of Total
1.	On The time of Booking	10% of BSP
2.	Within one month	40% of BSP + Car + PLC + Club
3.	Within 6 month (From the date of Booking)	25% of BSP
4.	Within 1 Year (From the date of Booking)	25% of BSP
	Other Charges at the time of Possession	

\* Car parking & Club membership + PLC will charge on second installment in down payment & Flexi plan

### Construction Linked Plan (CLP)

Sr. No.	Payment Schedule	% of Total
1.	At the time of Booking	10% of BSP
2.	Within 45 days of Booking	10% of BSP
3.	On Excavation	5% of BSP
4.	On Casting of Basement Roof	5% of BSP
5.	On casting of 1st Floor	5% of BSP
6.	On casting of 3rd Floor	5% of BSP
7.	On casting of 5th Floor	5% of BSP
8.	On casting of 7th Floor	5% of BSP
9.	On casting of 9th Floor	5% of BSP
10.	On casting of 11th Floor	5% of BSP
11.	On casting of 13th Floor	5% of BSP
12.	On casting of 15th Floor	5% of BSP
13.	On casting of 17th Floor	5% of BSP
14.	On casting of 19th Floor	5% of BSP
15.	On casting of Top Floor	5% of BSP
16.	On Starting of Finishing + Brick Works	10% of BSP
17.	On Offer of Possession	5% of BSP + Additional Charges

#### Terms & Conditions:

- Price prevailing as on the date of Booking and acceptance by the Company shall be final and shall be escalation free.
- Price indicated above are subject to revision at the discretion of the company.
- Stamp duty, Registration & other related charges / cost are extra & shall be payable along with the last instalment.
- Service tax shall be charged extra as per Govt. norms.



*37d E1  
Avenue*

## AMENITIES

### Common Buildings

Club House with Sports, Health, Leisure & Entertainment Facilities, Gymnasium & Ayurvedic Spa Center  
Water Fountain  
Terrace Garden & Sky Walk  
Open Amphitheatre, Auditorium  
Meditation Center  
Vastu, Eco Friendly & Wi-Fi Enabled Complex  
Shopping complex & Multi cuisine Restaurant  
Car Parking  
Drop-Off- Area  
Recycle Bins across the Campus, In-house Garbage / Sewage Treatment Plant.

### Sports

Kids Play Area  
Indoors Game  
Cricket practice Pitch  
Swimming Pool  
Jogging Track  
Badminton Court / Tennis Court / Basket Ball Court

### Landscape

Landscape Garden / Park  
Paved Compound

### Security

Intercom  
3 Tier 24\*7 Security  
Firefighting Equipment

### Water / Gas / Power

24\*7 Power Backup  
Reticulated Gas Supply in Every Kitchen  
24\*7 Water Supply



**TOWER A & B  
G.F TO 4TH FLOORS**





3rd Et  
Avenue

**TOWER A & B  
5TH FLOORS**



**TOWER A & B**  
**6TH TO 12TH FLOORS**





અવધી  
Avenue

**TOWER C**  
**G.F TO 12TH FLOORS**





*3rd Avenue*



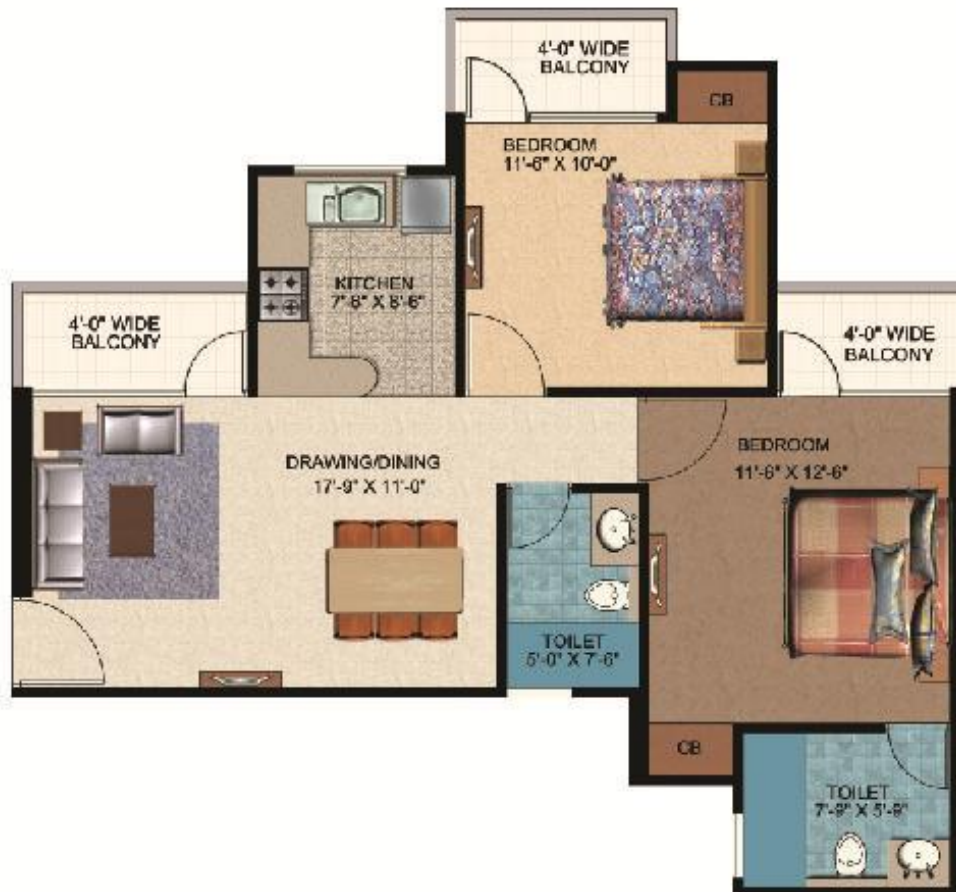
**2BHK TYPE A (970 SQ.FT)**  
**TOWER A & B**  
**6TH TO 12TH FLOORS**





3rd E  
Avenue

**2BHK TYPE A (970 SQ.FT)  
TOWER C  
G.F TO 12TH FLOORS**



3rd Avenue



**2BHK + STUDY (1043 SQ.FT)**  
**TOWER A & B**  
**G.F TO 4TH FLOORS**





3rd E  
Avenue

**2BHK TYPE C (1290 SQ.FT)**  
**TOWER A & B**  
**5TH FLOORS**





3rd Avenue



**3BHK (1420 SQ.FT)  
TOWER A & B  
G.F TO 4TH FLOORS**



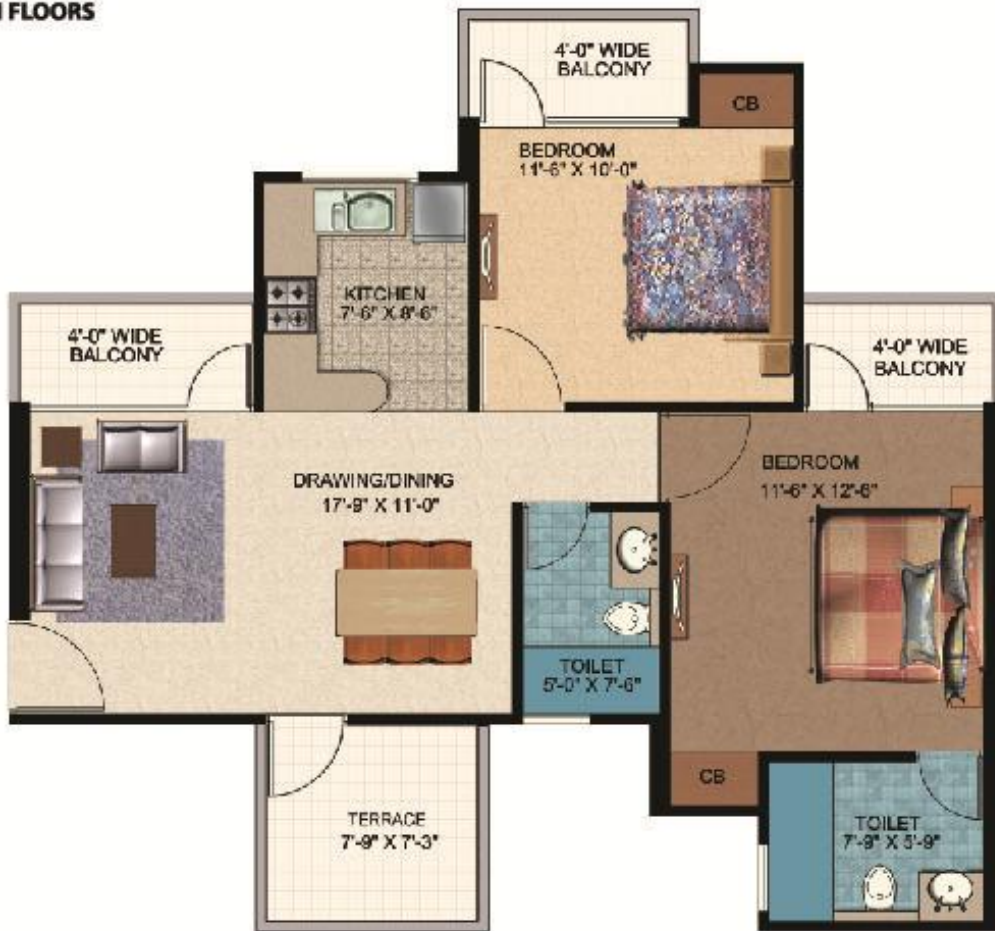


3rd Avenue

**2BHK TYPE B (1140 SQ.FT)  
TOWER A & B  
6TH TO 12TH FLOORS**



**2BHK TYPE D (1005 SQ.FT)  
TOWER A & B  
5TH FLOORS**





3148  
Avenue

## **SPECIFICATION**

### **Living / Dining Room**

Floors	Vitrified Tiles (Kajaria / Somany or Equivalent)
Internal Doors	Enamel Painted Flush Door
External Doors & Windows	Power Coated Aluminium Glazing / UPVC
Walls	Birla / J.K. Putty with Oil Bound Distemper
Ceiling	POP Cornices & Ceiling White

### **Master Bedroom**

Floors	Vitrified Tiles (Kajaria / Somany or Equivalent) / Wooden Laminated
Internal Doors	Enamel Painted Flush Door
External Doors & Windows	Power Coated Aluminium Glazing / UPVC
Walls	Birla / J.K. Putty with Oil Bound Distemper with one wall having texture paint
Ceiling	POP Cornices & Ceiling White

### **Others Bedroom**

Floors	Vitrified Tiles (Kajaria / Somany or Equivalent)
Internal Doors	Enamel Painted Flush Door
External Doors & Windows	Power Coated Aluminium Glazing / UPVC
Walls	Birla / J.K. Putty with Oil Bound Distemper
Ceiling	POP Cornices & Ceiling White

### **Kitchen**

Floors	Anti-Skid Tiles (Kajaria / Somany or Equivalent)
Internal Doors	Enamel Painted Flush Door
External Doors & Windows	Power Coated Aluminium Glazing / UPVC
Walls	Designer Ceramic Tiles up to 2'-0" above counter, Balance wall painted in OBD
Ceiling	POP Cornices & Ceiling White
Standard	Modular Kitchen Facilities

### **Toilet**

Floors	Anti-Skid / Vitrified Tiles (Kajaria / Somany or Equivalent)
Internal Doors	Enamel Painted Flush Door
External Doors & Windows	Power Coated Aluminium Glazing / UPVC
Walls	Designer Ceramic Tiles up to 7'-0"
Ceiling	POP Cornices & Ceiling White
Fixture & Fittings	All provided of standard company make Jaguar / MARC / Equivalent

### **Balcony & Verandah**

Floors	Vitrified Tiles (Kajaria / Somany / or Equivalent)
Railing	MS Railing as per Design
Walls	Birla / J.K. Putty with Oil Bound Distemper

### **Lift Lobbies/ Corridors**

Floors	Granite / Marble
Walls	Birla / J.K. Putty with Oil Bound Distemper



## PRICE LIST

### RESIDENTIAL PLAN

Accommodation	2BHK	2BHK + S	3BHK
Super Area in Sq.Ft.	970, 1005, 1140, 1290	1043	1420
BSP (Per Sq.Ft) (Rs.)	3500	3500	3500

### Mandatory Charges

Covered Car Parking	Rs. 200000
Club Membership	Rs. 50000
Power Backup Charges	Rs. 25000/KVA
IFMS	Rs. 100/sq.ft
Other Essential Charges	Rs. 200/sq.ft.

### Preferential Location Charges

#### PLC Floor Wise

Ground Floor/Top Floor	Rs. 120/- per sq.ft.
1 <sup>st</sup> Floor	Rs. 100/- per sq.ft.
2 <sup>nd</sup> Floor	Rs. 80/- per sq.ft.
3 <sup>rd</sup> Floor / 4 <sup>th</sup> Floor	Rs. 60/- per sq.ft.
5 <sup>th</sup> Floor	Rs. 50/- per sq.ft.
6 <sup>th</sup> Floor	Rs. 40/- per sq.ft.

#### PLC Location Wise

Hotel Facing	Rs. 100/- per sq.ft.
Park Facing	Rs. 75/- per sq.ft.
Corner	Rs. 75/- per sq.ft.

### Payment Plan for Residential & Apartment

#### Down Payment Plan

Sr. No	Payment Schedule	% of Total
1.	At the time of Booking	10% of BSP
2.	Within one month	85% of BSP + Car + PLC+ Club
5% of BSP + Other Charges (Power Backup + IDC+ EDC + IFMS) at the time of Possession		

**Premium Residential Apartments  
at Shaheed Path, Lucknow**



*314 ET  
Avenue*

### Flexi Payment Plan

Sr. No.	Payment Schedule	% of Total
1.	At the time of Booking	10% of BSP
2.	Within 30 days of Booking month	30% of BSP + Car Parking
3.	On Excavation	20% of BSP + Club Membership
4.	On Casting of 6th Floor	10% of BSP + 50% Floor PLC
5.	On Casting of 12th Floor	10% of BSP + Location PLC
6.	On Casting of Top Floor	10% of BSP + 50% Floor PLC
7.	On Start of Finishing Work	5% of BSP + 50% Location PLC
8.	On Offer of Possession	5% of BSP + Other Charges (Power Backup + IDC + EDC + IFMS)

### Construction Linked Payment Plan

Sr. No.	Schedule	Installment
1.	At the time of Booking	10% of BSP
2.	Within 30 days of Booking	10% of BSP + Car parking
3.	On Excavation	10% of BSP
4.	On Casting of Ground Floor	10% of BSP + Club membership
5.	On Casting of 3 <sup>rd</sup> Floor	10% of BSP + 50% Floor PLC
6.	On Casting of 6 <sup>th</sup> Floor	10% of BSP + 50% Location PLC
7.	On Casting of 9 <sup>th</sup> Floor	10% of BSP + 50% Floor PLC
8.	On Casting of 12 <sup>th</sup> Floor	10% of BSP + 50% Location PLC
9.	On Casting of Top Floor	10% of BSP
10.	On Start of Finishing Work	5% of BSP
11.	On Offer of Possession	5% of BSP + Other Charges (Power Backup + IDC + EDC + IFMS)

#### Terms & Condition

1. Registry Exp., Stamp duty & other applicable government & statutory levies, if any, will be charged extra & to be Borne by the customer.
2. Price prevailing as on the date of booking and acceptance by the company shall be final and shall be escalation free.
3. Area can be subject to change as per Architectural drawings.
4. Preferential Location Charges(PLC) will be charged extra depending on the type of Flat.
5. Timely payment of instalments is the essence of agreement.
6. Payment to be made through Cheque/DD in favour of "AWADH INFRLAND LTD." payable at Lucknow.
7. Service Tax will be applicable as per the Govt. norms.

\* Condition apply





**AWADH INFRLAND LIMITED**

**Corporate Office :** Ground Floor - 01, Eldeco Corporate Chamber - 1  
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Phone No.: 0522-4939000, +91-860 188 1888  
Toll Free No.: 1800 1033 233  
Web: [www.awadhlttd.com](http://www.awadhlttd.com), Mail: [info@awadhlttd.com](mailto:info@awadhlttd.com)

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