

ROHIT AVENUE

Premium Residential Apartments — 3 BHK & 4 BHK



Plot No. GH-2, Sector-10A, Vrindavan Yojana, Lucknow



Developer: NMR Builders Pvt. Ltd. — A Rohit Group Company

DEAR SIR / MADAM

A Premium Home, Exclusively for You



NMR Builders Pvt. Ltd., a company of Rohit Group, is pleased to introduce Rohit Avenue, a premium residential project thoughtfully designed to provide luxury, comfort and a modern lifestyle.

The project comprises a 13-storey residential tower with 65 premium apartments in 3 BHK and 4 BHK configurations — built for families who value space, quality, and a well-rounded lifestyle.

We are confident that this special pricing and complimentary amenities will provide exceptional value and help buyer own a premium home in one of Lucknow's most promising residential locations.

We look forward to building a long-term relation

With Regards, NMR Builders Pvt. Ltd.

Rohit Avenue at a Glance



PROJECT SNAPSHOT

13

Storeys — modern high-rise residential tower

65

Premium apartments across the project

3 & 4 BHK

Spacious luxury configurations

Sector-10A

Vrindavan Yojana, Lucknow



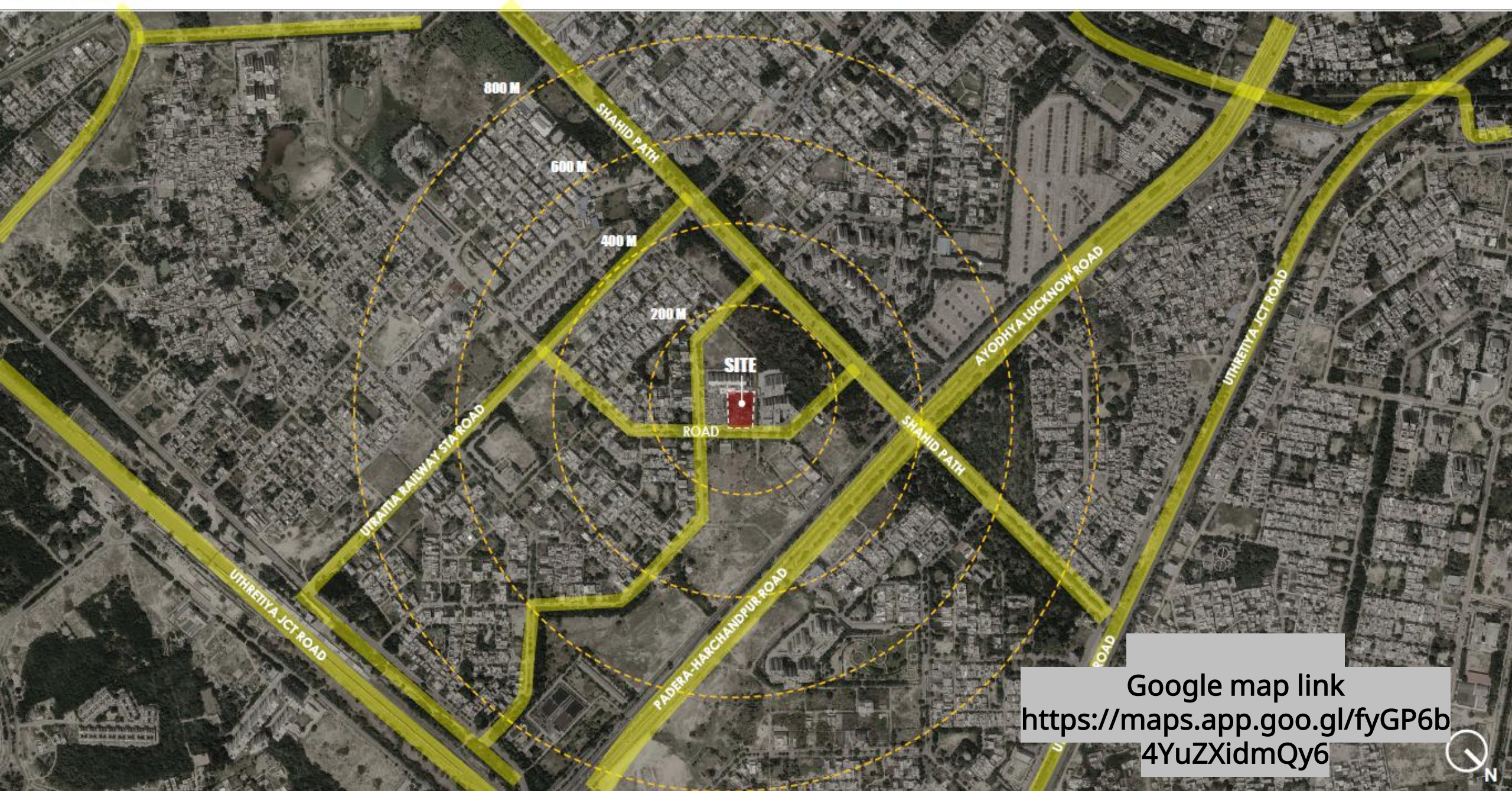
A Modern Address

Rohit Avenue is designed as a self-contained residential community — combining spacious apartment layouts with resort-style amenities, set in one of Lucknow's fastest-developing residential belts.



**Plot No. GH-2, Sector-10A,
Vrindavan Yojana, Lucknow**

SITE CONTEXT



Google map link
<https://maps.app.goo.gl/fyGP6b4YuZXidmQy6>









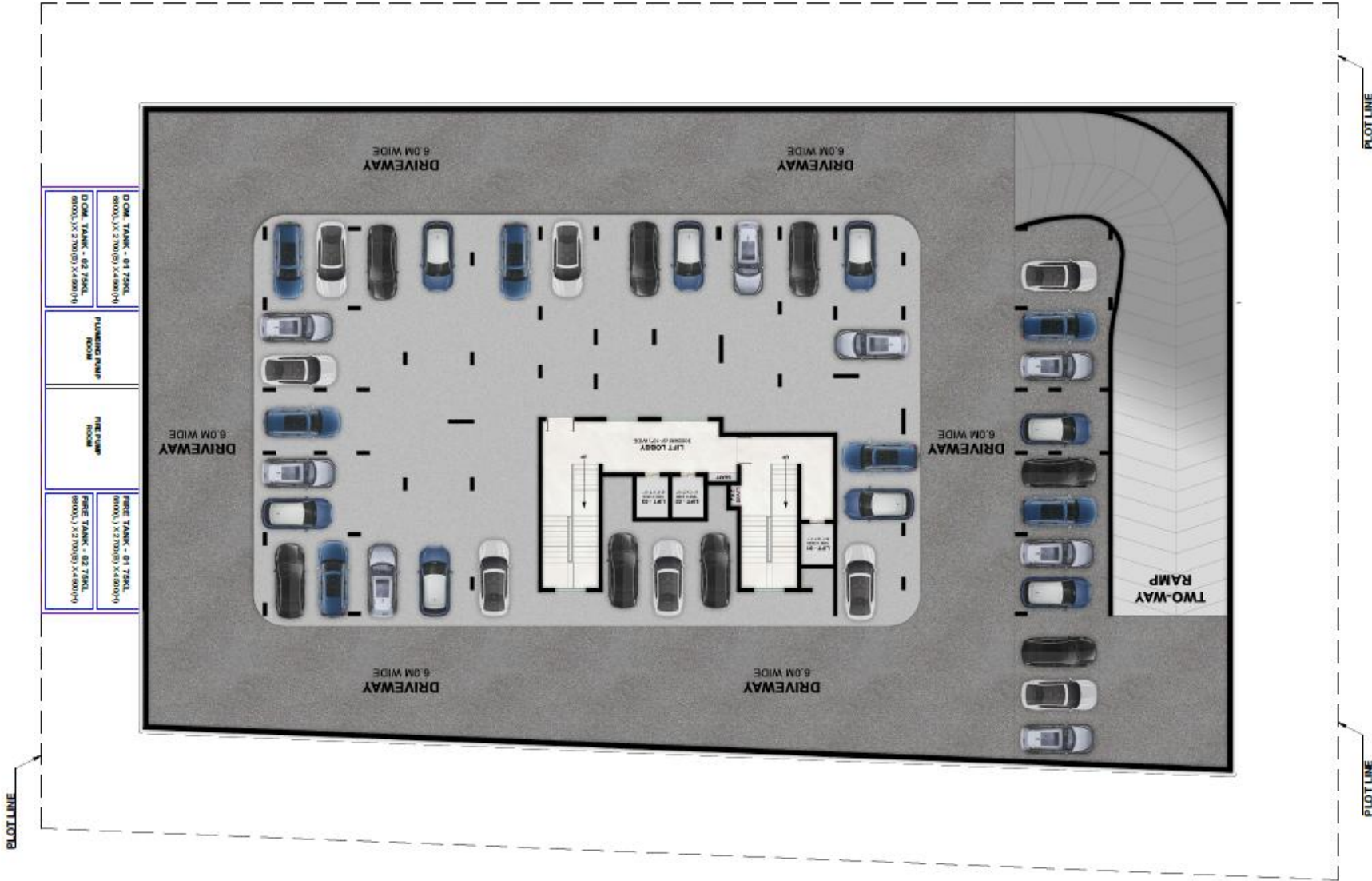








BASEMENT FLOOR PLAN

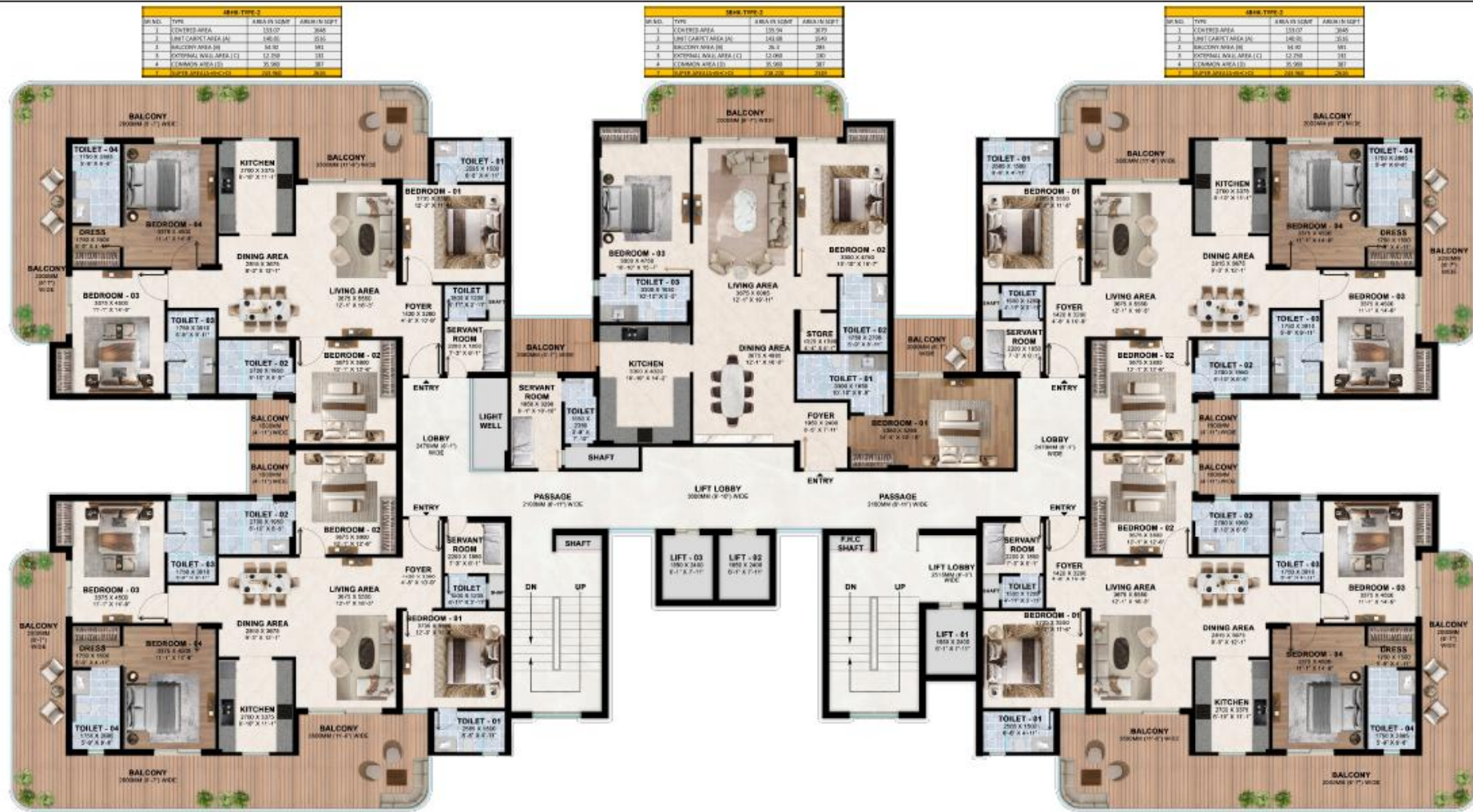




BANK TYPE 1			
SR NO.	TYPE	AMOUNT IN INR	AMOUNT IN USD
1	CURRENT A/C	5,51,02	8048
2	SAVING A/C	5,46,95	7936
3	FIXED DEPOSIT	82,72	1200
4	RECURRING DEPOSIT	52,250	7531
5	COMMON A/C	35,580	5187
6	RECURRING DEPOSIT	203,700	29540



SRPS TYPE			
SRP NO.	TYPE	SRPS IN SCHE	SRPS IN
1	CONTROL AREA	533.07	3048
2	UNIT CATCH TAREA (A)	846.95	2536
3	SRUCYON AREA (B)	83.72	680
3	SRUCYON AREA (C)	82.250	181
4	COMMON AREA (D)	75.980	287
7	SRPS AREA (H) (E)	273.750	384



THIRD FLOOR PLAN





4BHK-TYPE-1			
SR NO.	TYPE	AREA IN SQMT	AREA IN SQFT
1	COVERED AREA	153.07	1648
2	UNIT CARPET AREA (A)	140.81	1516
2	BALCONY AREA (B)	42.72	460
3	EXTERNAL WALL AREA (C)	12.250	132
4	COMMON AREA (D)	35.980	387
7	SUPER AREA(A+B+C+D)	231.760	2495

4 BHK-TYPE-1 UNIT PLAN





4BHK-TYPE-2			
SR NO.	TYPE	AREA IN SQMT	AREA IN SQFT
1	COVERED AREA	153.07	1648
2	UNIT CARPET AREA (A)	140.81	1516
2	BALCONY AREA (B)	54.92	591
3	EXTERNAL WALL AREA (C)	12.250	132
4	COMMON AREA (D)	35.980	387
7	SUPER AREA(A+B+C+D)	243.960	2626

4 BHK-TYPE-2 UNIT PLAN





3BHK-TYPE-1			
SR NO.	TYPE	AREA IN SQ.MT.	AREA IN SQ.FT.
1	COVERED AREA	155.94	1679
2	UNIT CARPET AREA (A)	143.88	1549
2	BALCONY AREA (B)	19.73	212
3	EXTERNAL WALL AREA (C)	12.060	130
4	COMMON AREA (D)	35.980	387
7	SUPER AREA(A+B+C+D)	211.650	2278

3 BHK-TYPE-1 UNIT PLAN





3BHK-TYPE-2			
SR NO.	TYPE	AREA IN SQMT	AREA IN SQFT
1	COVERED AREA	155.94	1679
2	UNIT CARPET AREA (A)	143.88	1549
2	BALCONY AREA (B)	26.3	283
3	EXTERNAL WALL AREA (C)	12.060	130
4	COMMON AREA (D)	35.980	387
7	SUPER AREA(A+B+C+D)	218.220	2349

3 BHK-TYPE-2 UNIT PLAN



Premium Lifestyle Amenities



Swimming Pool



AC Community Hall



Modern Gymnasium



Children's Play Area



Landscaped Green Areas



High-Speed Elevators



24x7 Security & CCTV



Power Backup



Fire Fighting System



Designer Entrance Lobby



Intercom Facility

Detailed Price List

Floor	Accommodation	Super Area (Sq.Ft.)	Covered Area (Sq.Ft.)	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)
First & Second Floor	3 BHK	2278	1678.53	1548.72	212.37
First & Second Floor	4 BHK	2495	1647.64	1515.67	459.83
Third to Thirteenth Floor	3 BHK	2349	1678.53	1548.72	283.09
Third to Thirteenth Floor	4 BHK	2626	1647.64	1515.67	591.15

Note: GST will be charged extra as applicable on Total Sale Price. | 1 Sq. Mtr. = 10.764 Sq. Ft.

Other Cost & Additional Charges

OTHER COST

Particulars	Amount
Advance Maintenance Charges for 2 Years as per RERA ATS (on Super Area)	Rs. 3/- per Sq. Ft. per Month
Interest Free Maintenance Security (on Super Area)	Rs. 25/- per Sq. Ft.

ADDITIONAL CHARGES

Particulars	Amount	Remarks
Parking Basement (One)	Rs. 2,50,000/-	Included In Price
External Electrification Charges (EEC)	Rs. 125/- per Sq. Ft.	
Fire Fighting Equipment Charges (FFEC)	Rs. 125/- per Sq. Ft.	
Power Backup Charges (Generator, 1-KVA)	Rs. 70,000/- for 3 BHK & 4 BHK each	
Club Charges	Rs. 2,00,000/-	



Construction-Linked Payment Plan

Sr.	Particulars	Installment
1	At Booking / Part Booking Amount	10% of TSP + GST
2	On/Before 45th Day from Booking	10% of TSP + GST
3	Start of Casting — Ground Roof Slab	7.5% of TSP + GST
4	Start of Casting — 2nd Floor Slab	7.5% of TSP + GST
5	Start of Casting — 4th Floor Slab	7.5% of TSP + GST
6	Start of Casting — 6th Floor Slab	7.5% of TSP + GST
7	Start of Casting — 8th Floor Slab	7.5% of TSP + GST
8	Start of Casting — 10th Floor Slab	7.5% of TSP + GST

Sr.	Particulars	Installment
9	Start of Casting — 12th Floor Slab	5% of TSP + GST
10	On Completion of Super Structure	5% of TSP + GST
14	On Start of Brick Works	5% of TSP + GST
15	On Start of Internal Plaster	5% of TSP + GST
16	On Start of External Plaster	5% of TSP + 50% of IFMS + GST
17	On Start of Flooring	5% of TSP + 50% of IFMS + GST
18	On Offer of Possession	5% of TSP + 100% AMC + Stamp Duty, Registration & Other Charges + GST

Important Notes



1 Total price includes cost of unit, power backup, one covered car parking, club membership, fire fighting system, external electrification and internal development.

2 All applicable charges, taxes, cesses etc. at present or in future shall be additionally payable by the allottee.

3 Electricity load and meter as per customer's individual requirement (or minimum UPPCL requirement) shall be installed; cost paid by the customer as per load installed.

4 As total sale price exceeds Rs. 50 Lacs, the customer must deduct and deposit TDS @ 1% against each payment as per Section 194(1A) of the Income Tax Act, 1961.

5 Total sale price prevailing on the date of booking is final and shall not escalate thereafter; however, the company may revise the price of other units at its discretion.

6 Other charges such as CDC (City Development Charges) and any future government/authority-imposed dues shall be payable by the applicant as and when demanded.

RERA Registration No.: XXXXXXXXXXXXXXXX

INAUGRAL PRICE

MARKET PRICE

₹8,000

per sq. ft.

FREE WITH EVERY APARTMENT

Complimentary Benefits — Zero Extra Cost



**One Covered Car
Parking**

✓ No extra charge



Club Membership

✓ Completely free



Club House Charges

✓ Completely free



Swimming Pool Access

✓ Completely free



Gym Membership

✓ Completely free



Children's Play Area

✓ Completely free

FREE WITH EVERY APARTMENT

More Complimentary Benefits Included



**Community Hall Usage
Membership**

✓ **Completely free**



**Fire Fighting System
Charges**

✓ **Completely free**



**Power Backup
Infrastructure**

✓ **Completely free**



**Landscape Development
Charges**

✓ **Completely free**



**Common Area
Development Charges**

✓ **Completely free**



24×7 Security & CCTV

✓ **Completely free**



Why Choose Rohit Avenue?



Prime Location

Situated in Vrindavan Yojana, Shaheed path Lucknow — one of the city's most promising residential belts.



Spacious Luxury Homes

Generously sized 3 BHK & 4 BHK with servant room, residences built for comfortable family living.



Premium Quality

Premium construction quality and elegant architecture throughout the project.



Attractive Corporate Pricing

Special pricing exclusively for buyer.



Value & Convenience

A perfect blend of luxury, convenience, and long-term value for your family.



Near By Location

Airport, Lulu mall, Shaheed path, schools

Own a Premium Home



We are confident this special pricing and complimentary amenities will provide exceptional value to your workforce.



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With Regards,

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