

H.O.M.E[🦋] LUCKNOW[🦋]

2/3/3.5 BHK LUXURIOUS APARTMENTS



let's
start a
home[🏠]

— WEAVING DREAMS —



BAYAWEAVER



Exploring Possibilities Creating 'A Place' For All...

SPECIFICATIONS

- ☑ Split Air Conditioning Units in all Bedrooms and Living Room/Dining
- ☑ 100% power backup
- ☑ Provision for water treatment plant and sewerage treatment plan
- ☑ Rainwater harvesting pits
- ☑ Flooring
 - Imported marble flooring in all rooms.
 - Laminated wooden flooring in master bed room
 - Ceramic tiles in kitchen and bathrooms of Johnson or equivalent brands
- ☑ Windows
 - 8 feet height windows in all rooms
- ☑ Bathroom Fittings
 - CP Fittings of Kohler/Jaguar make or equivalent, Granite Stone Counter
- ☑ Security System
 - Secured gated community with intercom
 - CCTV surveillance
 - 3 Tier security system

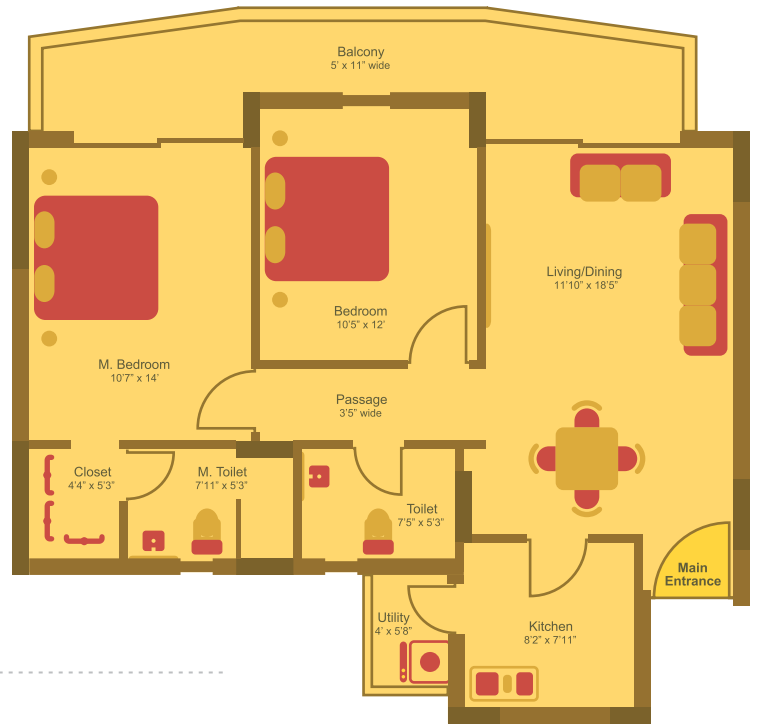
FEATURES

- ☑ Part of 250 Acre, integrated township by DLF.
- ☑ Separate Club House with Pool along
 - Tennis Courts
 - Fully air-conditioned Badminton Court (Proposed)
 - Cricket net with professional pitch
 - Skating Rink
 - TT Room/ Snooker
 - Jogging track
 - Aerobics Center and Gymnasium with top of the line equipment
 - All Weather Pool (Proposed)
 - Multi Purpose Hall Plus Cycling Track
- ☑ Special areas for kids/ Adults/ Senior Citizens like-
 - Yoga Centre
 - Reflexology Zone
 - Amphitheatre
 - Play Area
- ☑ New feature- Drop Up Zone with Sitting Area
- ☑ Garbage Chute
- ☑ Puja Room (in select apartments)
- ☑ Banquet Hall Facility within Compound.
- ☑ Badminton Academy (IBL) (Proposed)

2 BHK APARTMENT

TYPICAL FLOOR (1263 sq.ft.)

2 BHK + 2T



3 BHK APARTMENT

TYPICAL FLOOR (1692 sq.ft.)

3 BHK + 3T



3.5 BHK +SERVANT APARTMENT

TYPICAL FLOOR (1857 sq.ft.)

3 BHK + 3T + SERVANT+ PUJA



PRICE LIST

Apartment Sizes

2 BHK:	3 BHK:	3 BHK + SERVANT + PUJA:
TYPICAL FLOOR (1263 sq.ft.)	TYPICAL FLOOR (1692 sq.ft.)	TYPICAL FLOOR (1857 sq.ft.)

Basic Sale Price: INR 3,690/-psf
with Rs. 300/- Inaugural discount

Sl.	Description	Charges (INR)
1	Basic Sale Price (BSP)	3,690/- psf
2	External Development Charges(EDC)	50/- psf
3	Internal Development Charges (IDC)	50/- psf
4	Interest Free Maintenance Charges (IFMS)	25/- psf
5	External Electrification Charges (EEC)	30/- psf
6	Fire Fighting Equipment Charges (FFEC)	30/- psf
7	Power back up (Min. 3 KVA mandatory)	20,000/- per KVA
8	Club Membership	1,00,000/-
9	Covered Parking	2,00,000/-
10	Subsequent Car Parking (Optional)	2,50,000/-

Preferential Location Charges (PLC)

Sl.	Description	Charges (INR)
1	1 st - 2 nd Floor	150 PSF
2	3 rd - 6 th Floor	125 PSF
3	7 th - 9 th Floor	75 PSF
4	10 th - 12 th Floor	50 PSF
5	Landscape Facing (Up to 10 th Floor)	50 PSF

Down Payment Plan (DPP)
with early payment discount 15%

Sl.	Description	Charges (INR)
1	Booking Amount	As applicable
2	Within 30 Days from Booking Date	90% of Total Cost less booking amount
3	On possession*	10%

- The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the company
- Cheque/Draft to be issued in favour of "Baya Weaver Ltd."

PAYMENT PLAN

Special Payment Plan

Sl.	Description	Charges (INR)
1	Booking Amount	As applicable
2	Within 60 Days from Booking Date	20% of Total Cost less booking amount
3	Within 120 Days from Booking Date	20%
4	Within 1 year of Booking	25%
5	Within 2 years of Booking	25%
6	On Possession	10%

Subvention Payment Plan

Sl.	Description	Charges (INR)
1	Booking Amount	As applicable
2	Within 60 Days from Booking Date	20% of Total Cost less booking amount
3	No EMI till possession*	

* This payment plan is based on bank loans in subvention plan and are subject to loan eligibility of the clients.

Construction Linked Payment Plan

Sl.	Description	Charges (INR)
1	Booking Amount	As applicable
2	Within 45 Days	15% Less the booking amount
3	Within 90 Days	7.50%
4	On Commencement of Excavation	10.00%
5	On Laying of Basement Slab	5.00%
6	On Completion of Ground Floor Slab	5.00%
7	On Completion of 2 nd Floor Slab	5.00%
8	On Completion of 4 th Floor Slab	5.00%
9	On Completion of 6 th Floor Slab	5.00%
10	On Completion of 8 th Floor Slab	5.00%
11	On Completion of 10 th Floor Slab	5.00%
12	On Completion of 12 th Floor Slab	5.00%
13	On Completion of 14 th Floor Slab	5.00%
14	On Completion of 16 th Floor Slab	2.50%
15	On Completion of Top Floor Slab	2.50%
16	On Completion of Superstructure	2.50%
17	On completion of Internal Plaster, Flooring, Plumbing & Electricals	10.00%
18	On offer of Possession	5.00%

Note:

- Above mentioned percentages for the respective milestones are all inclusive prices.
- The above prices are exclusive of applicable taxes and levies payable to the government at the then prevailing rates.
- Payments received after the due date will attract a penalty of 12 % per annum for the first 90 days after the due date and for all periods exceeding the first 90 days after the due date at the rate of 18% per annum.
- Charges of registration and stamp duty is additional and to be borne by the buyer.
- The Super Areas mentioned in the brochure and/or other documents are based upon the concept plans and thus indicative only. Exact Super Area of apartments shall be calculated at the time of handing over Possession of Property as constructed. Increased/decreased area shall be charged/refunded proportionately as per the sale price.
- All Plans and Layouts are subject to change at the sole discretion of the company or the statutory authorities.
- The other terms and conditions shall be as per the Application Form, Provisional Allotment Letter and Buyers Agreement issued by the Company. Buyers Agreement, once issued will supersede all previous documents.



Everything to Create your Perfect Home

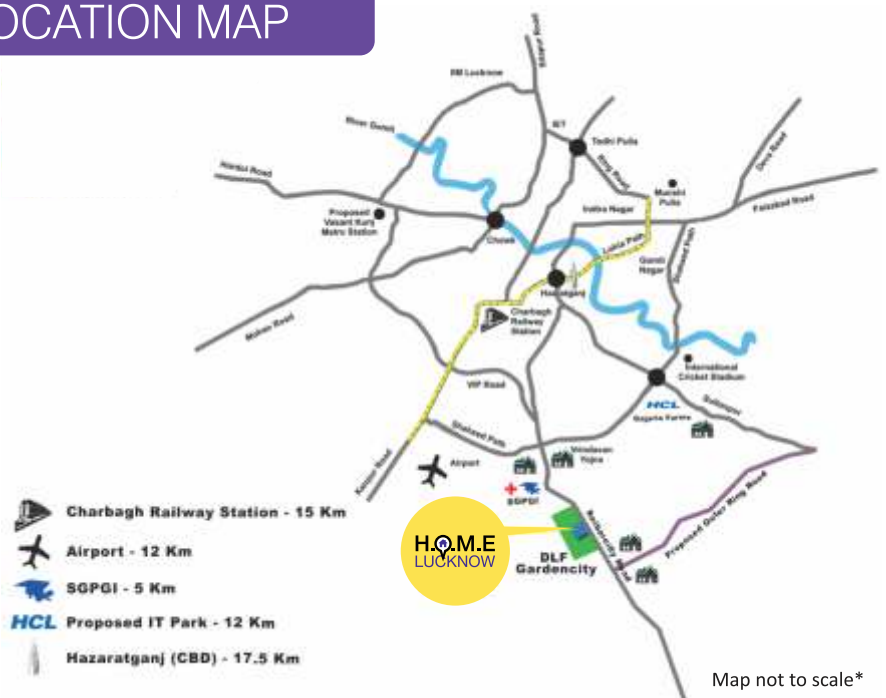


Club House

LOCATION MAP

Proposed Developments:

- ✓ **Metro Rail Project** covering about 22 KM from Munshi Pulia to Amausi in phase I.
- ✓ **150 meter wide main road** for Sitapur, Faizabad, Sultanpur, Raebareli and Kanpur Road.
- ✓ **301 KM 8-Lane Lucknow - Agra Expressway.**
- ✓ Over **3000 hectare of Integrated Industrial Township** on Lucknow - Kanpur Highway.
- ✓ A **88 KM 8-Lane Outer Ring Road**, 3KM from H.o.m.e.



Map not to scale*

Everything to Create your Perfect Home



Eighteen tiresome days and wearisome nights. Wandering off far, looking for a little twig here and some sand there. All this to weave a shelter that echoes love, affection and protection.

We take inspiration from nature's most skilled and devoted architect: Baya Weaver.

Bayaweaver as a company is dedicated towards delivering what the new generation's modern demands are. Oh My God, Noida and H.O.M.E., Lucknow are our latest projects that offer the most luxurious, modern and tailor-made lifestyle. We make homes where your dreams come alive; we create spaces that are so close to you that they feel like your own extension. Be it for investment or for living, we make sure everyone's a part of our creative journey.

Come, be a part of this experience and join the Bayaweaver family.

Baya Weaver Ltd.

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www.homelucknow.com

*Conditions apply. Disclaimer: Images used are for artistic purpose only and the content is subject to terms & conditions. 1 sq. ft = 0.0929 sq. m | 1 sq. m = 10.76 sq. ft.