



BHAVANA – A Family of Elders

BHARATIYA VARISHTHA NAGARIK SAMITI

An all India secular, non-political, non-profit, non-government voluntary organization dedicated to the cause and care of Aged Persons and weaker section of society including Women, Physically & Mentally Challenged Persons and Destitute, registered at Lucknow under Societies Registration Act, 1860. Registration no. 662/2000-01

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Our Ref. : Bhavana / 068/A/315

Dated : November 01, 2014

Dear Members & Associates,
Greetings from BHAVANA!!

This is further to my earlier communications with you regarding proposed collective living in serviced 1BHK luxury apartments in a campus known as “Chandra Panorama” coming up in aesthetically developed Sushant Golf City (in Lucknow) situated just by the side of Shaheed Path. A copy of my initial letter no. 314 dated 24-10-2014 is being attached herewith for your ready reference.

In response to my above quoted letter circulated to you all through e.mail, the following BHAVANA members showed interest in the project and wanted to know more about it:

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|----------------------------|-----------------------|
| 1. V.K. Shukla (I, myself) | 2. Sri S.S. Saxena |
| 3. Sri R.K. Awasthi | 4. Sri S.K.T. Govila |
| 5. Sri Munendra Srivastava | 6. Sri Zeya Alam |
| 7. Sri R.K. Jain | 8. Sri Anil K. Sharma |
| 9. Sri Anand Kumar | 10. Sri Dileep Kumar |
| 11. Sri Girish | 12. Prof. S.C. Sharma |

As intimated to you all, a meeting was held by a group of BHAVANA Members with the directors of M/s Chandra Modern Builders India Pvt. Ltd. in their site office on 27th October, 2014. Sri S.S. Saxena Secretary General, Sri M.K. Goel Incharge BHAVANA Helpline, Sri R.K. Awasthi Distinguished Member, Sri S.K.T. Govila Distinguished Member and I myself represented BHAVANA in the meeting.

The Campus “Chandra Panorama” comprises of four towers. All flats in first tower are 4BHK. All flats in second tower are 3BHK. All flats in third tower are 2BHK. All flats in fourth tower are 1BHK.

The fourth tower is named “Chandra Exuberance”. All flats in this building are serviced & furnished luxury apartments. We went around the sample apartment constructed duly furnished at the site office. It comprised of a bedroom, a drawing room, modular kitchen with chimney, dressing room, toilet and a balcony. Furnishings included two split air conditioners, a LED TV, a microwave oven, an induction heating plate, a refrigerator, a washing machine, a double bed and a sofa set with centre table. There will be 16 floors in “Chandra Exuberance” and each floor will have one 2BHK apartment, two studio apartments and eleven 1BHK apartments. The building has four lifts. One of them is designated as service lift exclusively meant for workmen. On the ground

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floor, in “Chandra Exuberance”, there will be big extended elegantly designed and furnished lounge with a snacks cum coffee bar, meant to enable inmates of the apartments to welcome and entertain their visiting guests therein.

1BHK apartments will be of three types. But there is very little difference between them. The sample apartment visited by us has 10.5 ft × 15 ft drawing room, 5 ft × 6.5 ft kitchen, 9.8 ft × 13.8 ft bedroom, 5 ft × 4.8 ft dressing room and 6.5 ft × 7 ft toilet. All water and sanitary fittings are Jaguar make. Areas of the apartments will be as follows:

<u>Apartment type</u>	<u>Built-up area (Sq.m)</u>	<u>Super area (Sq.m)</u>
1BHK type I	48.70 (522 sft)	69.25 (745 sft)
1BHK type II	47.60 (512 sft)	68.00 (732 sft)
1BHK type III	50.90 (548 sft)	72.71 (782 sft)
2BHK	79.95 (860 sft)	114.22 (1229 sft)
Studio	28.63 (308 sft)	40.00 (430 sft)

We found the quality of construction, various fixtures and furnishings in the sample flat really luxurious. But, keeping in mind that most of the willing members may like to have unfurnished apartments instead of furnished ones, we negotiated with the builders on this issue. They agreed to our proposal and agreed to provide a cut of ₹500/- per sft. of super area in lieu of the furnishings. Accordingly their declared price of unfurnished apartments will stand reduced to ₹3800/- per sft. of super area. On our further request they agreed to reduce the price of unfurnished apartments to ₹3500/- per sft. of super area subject to the condition that at-least one full floor is purchased by BHAVANA Members. We may be able to get the price reduced further if we are able to purchase two floors. Based on this rate, the prices of above listed apartments work out as follows:

1BHK type I - ₹26.08 lakhs,	1BHK type II - ₹25.62 lakhs,
1BHK type III - ₹27.37 lakhs,	2BHK - ₹43.02 lakhs,
Studio - ₹15.05 lakhs	

Other charges would be as follows:

- Club membership (mandatory) - ₹1.00 lakh
- Free maintenance security - ₹40/- per sft of super area
- Surface parking facility - ₹1.00 lakh per car space (optional)
- Fire fighting arrangements - ₹25/- per sft of super area
- Power back-up facility - ₹25000/- per kw (optional)
- Service tax - 3.09 % on all payments

Payment terms are as follows:

- On booking - 10%
- Within 30 days after booking - 20%

- On start of 3rd floor slab - 10%
- On start of 10th floor slab - 25%
- On completion of super structure framework - 10%
- On completion of internal plaster within the apartment - 10%
- On completion of flooring within the apartment - 10%
- On possession - 5%
- Other charges will have to be paid on 1st April, 2017

BHAVANA's Secretary General, Sri S.S. Saxena, is hereby being made Nodal Person to mediate between the BHAVANA Members willing to opt for this project and the Builder. His contact details are as follows:

Address : C-1103, Indira Nagar, Lucknow

Phones : 0522-2350763 / 09415104198

E.mail ID: sushilshanker2003@yahoo.com

Members desirous of opting for this Project are requested to convey their consent to Sri Saxena latest by 15th November, 2014. We are negotiating for 4th and 5th floors of the building for BHAVANA Members exclusively.

Should you require any more information or clarification on the subject, please feel free to contact Sri Saxena or even me.

Regards,

Truly yours



(V.K. Shukla)
President