URJA SENIOR LIVING TOWNSHIP, INDORE

RERA (M.P.) Registration Nos. P-IND-25-5919 and P-MHW-25-5710 | Developed by 3R Futures LLP

3 BHK Luxury Senior Living Residence

Apartment Overview & Consideration

RERA Carpet Area: 1,335 sq. ft. | **Built-Up Area:** 1,666 sq. ft. | **Super Built-Up Area:** 2,166 sq. ft.

Particular	Amount (₹)	Details
Apartment Consideration	1,30,00,000	*All Tower B 3 BHK units are Central Park Facing — see apartment numbers below*
GST @ 5%	6,50,000	*Statutory tax*
Security Deposit (Refundable)	1,00,000	*One-time deposit*
Water Charges Deposit	30,000	*One-time connection infrastructure*
Electricity Connection Charges	1,25,000	*One-time connection setup*
Sinking Fund	2,16,600	*₹100 / sq. ft. on Super Built-Up Area*
Total Consideration (Pre-Registration)	**1,41,21,600**	*Standard unit base (all Central Park Facing)*
Stamp Duty	4,61,370	*MP State registration guidelines**
Registry Charges	17,000	*Statutory fee*

** Registration charges are not the same for all owners: stamp duty shown (₹4,61,370) applies to a female owner; a male owner's stamp duty is ₹5,31,137 under MP State registration guidelines. Registry charges are the same for both as of September 2026*

Unit Categories, Pricing & Apartment Numbers

Apartment numbers below are as per the current Apartment Details plan; final allotment is subject to availability.

Category	Price (₹)	Ground Floor	1st Floor	2nd Floor	3rd Floor
Tower B — Central Park Facing (All Units)	**1,30,00,000**	G3, G4, G5, G6	103, 104, 105, 106	203, 204, 205, 206	303, 304, 305, 306
Garden (Ground Floor Units)	**1,500 / Sq Ft**	Applicable			

3-Year Worry-Free Living Package (Estate Maintenance + Lifestyle)

Full estate care covering common area housekeeping, 24x7 security, 100% common area power backup, landscaped gardens, concierge assistance, primary medical care, and privileged access to Uma Club amenities.

Occupancy Plan	3-Year Standard Value	Effective Monthly Care
Single Resident	₹5,95,000	~₹16,528 / month
Couple	₹7,89,784	~₹21,938 / month

- **Zero Escalation Guarantee:** Eliminates the scheduled 8% inflation adjustments across the entire 36 months.
- **Club Lifetime Membership:** ₹10,000 one-time fee per apartment at possession. (GST extra).

Wholesome Senior Dining Packages (5 Fresh Servings Daily)

Nutritious daily dining including morning tea/coffee/juice, breakfast, lunch, high tea, and dinner.

Dining Plan	Discount Applied	Single Resident	Couple	Daily Rate Per Person
Quarterly (90 Days)	**10% OFF**	**₹36,450**	**₹72,900**	*₹405 / day (₹81 / serving)*
Half-Yearly (180 Days)	**15% OFF**	**₹68,850**	**₹1,37,700**	*₹382.50 / day (₹76 / serving)*
Annual Privilege (365 Days)	**20% OFF**	**₹1,31,400**	**₹2,62,800**	**₹360 / day (₹72 / serving)**

Ad-hoc daily dining available at ₹450 / day per person. GST extra.

We can customize food packages further.

Optional In-Home Support

- **Housekeeping:** Daily room refresh, deep dusting, and weekly toilet scrub at ₹2 / sq. ft. on built-up area.
- **Laundry Credit Pack:** As per actuals
- **Price will increase as per inflation**