# URJA SENIOR LIVING TOWNSHIP, INDORE

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

## Premium Urja Villa Senior Living Residence

### Villa Overview & Consideration

**Plot Area:** 2,230 – 2,976 sq. ft. | **Built-Up Area:** 3,138 sq. ft.

| Particular | Amount (₹) | Details |
|---|---|---|
| Apartment Consideration | 2,30,00,000 | *All Premium Villas are West Facing* |
| GST @ 5% | 11,50,000 | *Statutory tax* |
| Security Deposit (Refundable) | 1,50,000 | *One-time deposit* |
| Water Charges Deposit | 40,000 | *One-time connection infrastructure* |
| Electricity Connection Charges | 1,50,000 | *One-time connection setup* |
| Sinking Fund | 3,11,300 | *₹100 / sq. ft. on Built-Up Area* |
| **Total Consideration (Pre-Registration)** | **2,48,01,300** | *Standard unit base* |
| Stamp Duty | 8,00,000 | *MP State registration guidelines** |
| Registry Charges | 20,000 | *Statutory fee* |

** Registration charges are not the same for all owners: stamp duty shown approx. (₹8,00,000) applies to a female owner; a male owner's stamp duty is approx. ₹11,00,000 under MP State registration guidelines.*

** Registry charges are the same for both.*

### 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** | ₹7,30,700 | ~₹20,297 / month |
| **Couple** | ₹9,25,500 | ~₹25,708 / 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**