

Project: OPS LAKEFRONT

Location: Revenue estate of village Uchana, Distt. Karnal, Haryana

Promoter: M/s OPS Realty Private Limited

DTCP vide license number 55 of 2026 dated 25.03.2026

Total Land measuring 31.51875 acres

SCHEDULE "C"

PAYMENT PLAN

S. No	Stage of Payment	Amount Due (%)
1	On Booking /Allotment	5%
2	On Execution of Builder Buyer agreement (BBA to be executed within 30 days from the date of issuance of allotment letter and upon payment of 10%)	5%
	Only after execution of Builder Buyer Agreement	
3	Commencement of water supply system	20%
4	Commencement of Sewerage treatment & garbage disposable system	20%
5	Commencement of storm water drainage	20%
6	Commencement of roads and pavements	10%
7	Commencement of Electricity supply system and street lighting	10%
8	On execution of conveyance deed after obtaining Completion certificate from competent authority (DTCP), Haryana	10%
	Total	100%

Note: BBA will be executed as per the Real Estate (Regulation & development) Act, 2016 (RERA act) and the Haryana Real Estate (Regulation & Development) Rules, 2017.

For OPS REALTY PVT. LTD.

Authorised Signatory

Other charges* including the flowing

S. No.	Particulars/Head	Rate (Tentative)
1	Interest Free Maintenance Security Deposit (IFMSD)	Rs. 250/per sq. yards (approx.)
2	Statutory Dues (Any Tax, Labour Cess, GST)	As per actuals, as applicable
3	Maintenance charges	Rs. 18/ per Sq. Yards per month (approx.)
4	Stamp Duty Charges	As per actuals, as applicable
5	Registration Charges	As per actuals, as applicable
6	Enhancement , revision and/ or other statutory charge	As per actuals, as applicable from time to time
7	Preferential Location charges, if any	a. Corner plot:- 10% of BSP b. Park/Green belt facing :- 10 % of BSP

***The above charges are in addition to the Basic Sale Price (BSP) and are payable by the Allottee(s) as and when demanded by the developer.**

M/s OPS Realty Private Limited

Signature of of Allottee(s) in Acceptance

For OPS REALTY PVT. LTD.

Authorised Signatory

Name
Date

Authorized Signatory