

## PRICE LIST & PAYMENT PLANS FOR SMART OFFICES

Code IX (W.E.F-10<sup>th</sup> Oct, 2015)

Type	Basic Rate (per sqft)
STANDARD OFFICE	6000 per sqft
DELUXE OFFICE	6250 per sqft

Note: Smart & Deluxe Offices are on 5<sup>th</sup> 6<sup>th</sup>& 7<sup>th</sup>Floors

### Allied Charges

Sr No	Type	Rate
1	Right to Use Car Park Space charges Mandatory Car park Space as per office area (in sq.ft).	Rs 2, 50,000/- (Mandatory as below :)
	500 to 750 sqft	One Car Park Space
	751 to 1100 sqft	Two Car Park Space
	1101 to 1600 sqft	Three Car Park Space
	1601 sqft onward	Four Car Park Space
2	EDC / IDC charges	Rs 550/- Per sqft
3	IFMSD charges	Rs 100/- per sqft
4	External Electrification charges	As Applicable
5	Power Backup charges	As Applicable

### Payment Plans

#### 1. Construction Linked Plan

Sr No	Particulars	Instalments
1	On application for booking	10% OF BSP with ST
2	Within 60 days of booking	10% OF BSP with ST
3	Within 90 days of booking	10% OF BSP with ST + 50% EDC& IDC
4	On completion of Basement slab	10% OF BSP with ST + 50% EDC& IDC
5	On completion of 2 <sup>nd</sup> floor roof slab	10% OF BSP with ST
6	On completion of Structure	25% OF BSP with ST
7	At the time of Offer of possession	25% OF BSP with ST+100% of CPS+ IFMSD+ Power Backup + +Other charges(if any) with ST

#### 2. Possession Linked Plan

Sr No	Particulars	Instalments
1	On application for booking	10% OF BSP with ST
2	Within 60 days of booking	10 % OF BSP with ST
3	Within 90 days of booking	10 % OF BSP with ST
4	Within 180 days of booking	10 % OF BSP with ST
5	On completion of structure	20 % OF BSP with ST
6	At The time of offer of Possession	40% OF BSP with ST + 100% of CPS+ IFMSD + Power Backup + Other charges (if any) with ST

EDC /IDC charges shall be payable within 360 days from booking date

### 3. Flexi Plan

Sr No	Particulars	Instalments
1	On application for booking	5% OF BSP with ST
2	Within 45 days of booking	5% OF BSP with ST
3	Within 90 days of booking	10% OF BSP with ST
4	Within 180 days of booking	10% OF BSP with ST
5	Within 18 months of booking	10% OF BSP with ST
6	On completion of structure	30% OF BSP with ST
7	At The time of offer of Possession	30% OF BSP with ST + 100% of CPS+ IFMSD+ Power Backup + Other Charges(if any) with ST

EDC /IDC charges shall be payable within 360 days from booking date

### 4. 30:70 Plan (with Special rate of Rs 6550 per sqft)

Sr No	Particulars	Instalments
1	On application for booking	10% OF BSP with ST
2	Within 60 days of booking	10% OF BSP with ST
3	Within 90 days of booking	10% OF BSP with ST
4	At The time of offer of Possession	70% OF BSP with ST+100% of CPS+ IFMSD + Power Backup + Other charges(if any) with ST

EDC /IDC charges shall be payable within 360 days from booking date

### 5. Down Payment Plan (with 10% Rebate on BSP)

Sr No	Particulars	Instalments
1	On application for booking	10% OF BSP with ST
2	Within 45 days of booking	85% OF BSP with ST
3	At The time of offer of Possession	5% OF BSP with ST +100% of CPS + EDC & IDC + IFMSD + Power Backup + Operator Charges Fee# + Other charges(if any) with ST

PLC- Preferred Location Charges

CPS-Right to use Car Park Space

ST- Service Tax

#### Terms and Conditions

- Cheques / Drafts to be issued in favour of "**Tapasya Projects A/c 70 GrandWalk**" Payable at New Delhi.
- Price list and payment plan can be changed without any prior notice at the sole discretion of the company.
- Service Tax on "Right to use Car Park Space Charges" and "Additional Basic Charges" on location i.e. Preferred Location Charges or PLC shall be charged as per prevailing government rate and shall be payable as per payment plan opted by applicant.
- Service tax and VAT would be applicable as per the rates notified by the government time to time.
- Service tax and VAT would be payable along with respective instalment and is mandatory.
- The terms & condition of sales stated herein are only indicative and are only subject to detailed terms and conditions in the application form/Buyer's agreement.
- Right to use Car park Space's , if allotted by the company, shall be over and above to the BSP and other additional basic charges or PLC shall be as mentioned above and shall be payable as per the payment plan opted by the applicant.
- The facility of "Right to Use" one Car Park Space will be allowed at cost and assigned specifically parking of any additional vehicle will be permitted subject to space at cost
- Power Backup Charges, External Electrification Charges shall be applicable as per the load subscribed.*
- If customer opts for service studios then Any or all charges, fee etc related to operations or maintenance or both, of service studios has to be paid by customer as per the agreement.*

All plans, specifications, artistic renderings and images shown are only indicative and are subject to change as may be decided by the developer or directed /approved by the competent authority in the best interest of the development. Soft Furnishings, furniture, fixtures and gadgets do not form a part of the offering. The commercial project is in Sector 70 Gurgaon and is duly licensed by the office of Director General , Town & County Planning Deptt, Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres . Building Plans are approved vide DG/TCP office memo no. ZP-819/JD (BS)/2013/38616 dated 03/05/2013 for 152 units. All the approvals can be checked in Corporate Office of the Developer. The Developer reserves the right to get the building plans revised at any stage till completion of the project as per the prevailing government norms. Name of the Developer: Shine Buildcon Private Limited