

PRICE LIST & PAYMENT PLANS

FOR RETAIL SHOPS

Basic Rates

Code -IX (W.E.F-10th Oct 2015)

Floor	Rate
Ground (60mts)	12500 per sqft
Ground	11500 per sqft
First	9250 per sqft
Second	8250 per sqft

Additional Basic Charges on location (i.e PLC)

Sr No	Type	Rate
1	60 Mts Facing	7.5% of BSP
2	24 Mts Facing	5% of BSP
3	Corner units	2.5% of BSP
4	60 Mts Facing + Corner units	10% of BSP
5	24 Mts Facing + Corner units	7.5% of BSP

Allied Charges

Sr No	Type	Rate
1	Right to use Car Parking Space	Rs 2,50,000/-
2	EDC / IDC	Rs 550/- Per Sq Ft
3	IFMSD	Rs 100/- per sqft
4	External Electrification charges	As Applicable
5	Power Backup charges	As Applicable

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 (CPS)" 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 client.
- Service tax (S.T) 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 for Retail Shop.
- 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 as mentioned above and shall be payable as per the payment plan opted by the Client.
- 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.**

Payment Plans

1. Construction Linked Plan

Sr No	Particulars	Instalments
1	On application for booking	10% OF BSP + PLC with ST
2	Within 60 days of booking	10% OF BSP + PLC with ST
3	Within 90 days of booking	10% OF BSP + PLC with ST + 50% EDC& IDC
4	On completion of Basement slab	10% OF BSP + PLC with ST + 50% EDC& IDC
5	On completion of 2 nd floor slab	10% OF BSP + PLC with ST
6	On completion of Structure of Retail Area(i.e roof slab of 3 rd Floor)	25% OF BSP + PLC with ST
7	At the time of Offer of possession of Retail Area	25% OF BSP + PLC with ST +100% of CPS+ IFMSD+ Power Backup + other charges (if any) with ST

2. Possession Liked Plan

Sr No	Particulars	Instalments
1	On application for booking	10% OF BSP + PLC with ST
2	Within 60 days of booking	10 % OF BSP + PLC with ST
3	Within 90 days of booking	10 % OF BSP + PLC with ST
4	Within 180 days of booking	10 % OF BSP + PLC with ST
5	On completion of structure of Retail Area(i.e roof slab of 3 rd Floor)	20 % OF BSP + PLC with ST
6	At The time of offer of Possession of Retail Area	40% OF BSP + PLC 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. Down Payment Plan (with 10% Rebate on BSP)

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

PLC- Preferred Location Charges

CPS-Right to use Car Park Space

ST- Service Tax

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 DGTCP 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**

Note: Payment Plans are part of Price list.

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