

PRICE LIST & PAYMENT PLANS FOR MANAGED/SERVICED STUDIOS

1 Room / 2 Room / 3 Room

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

Type	Basic Rate (per sq ft)	For Payment plans
1 Room / 2 Room / 3 Room	6250 per sqft	Possession Linked Plan, Flexi Plan, Construction Linked Plan & Down payment Plan
1 Room / 2 Room / 3 Room	6550 per sqft	30 : 70 Plan

Note:

- *Rs 1000/- per sqft shall be charged over and above to basic rate for furnishing, fittings, fixtures, gadgets, interiors etc. to make studios fully furnished and are MANDATORY in case customer opts for serviced studios and shall be payable as per payment plan 6 (mentioned below).
- Managed Studios are on 5th, 6th & 7th floors and Serviced Studios planned on 8th, 9th, 10th & 11th floors

Allied Charges

Sr No	Type	Rate
1	Right to Use Car Park Space charges	Rs 2,50,000/-
2	EDC / IDC charges	Rs 550/- Per Sq Ft
3	Club Membership charges	Rs 25,000/- (1Room) Rs 50,000/- (2Room/3Room)
4	IFMSD charges	Rs 100/- per sqft
5	Interiors & Furnishing charges	Rs 1000/- per sqft
6	External Electrification charges	As Applicable
7	Power Backup charges	As Applicable
8	Operator charges/fee etc#	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 nd 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 +100% of CPS + IFMSD+ club charges + Power Backup+ Operator charges fee# + 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 + Club charges+ Power Backup + Operator charges fee# + 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+ Club Charges+ Power Backup + Operator charges fee# + 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 + Club charges +Power Backup + Operator charges fee# + 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 + Club Charges + Power Backup + Operator charges fee# + other charges(if any) with ST

6. Interiors & Furnishing charges*

Sr No	Particulars	Instalments
1	On Application for OC	100% of I&F charges

*Rs 1000/- per sqft shall be charged over and above to basic rate for furnishing, fittings, fixtures, gadgets, interiors etc. to make studios fully furnished and are MANDATORY in case customer opts for serviced studios

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 client.
- 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 for Studios
- 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 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.
- If customer opts for serviced 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 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

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