

Effective from 01.02.2019

PRICE LIST				
FLOOR	CATEGORY	BASIC SALE PRICE (per Sq. fts.)	DISCOUNT (per Sq. fts.)	NET SALE PRICE (per Sq. fts.)
GROUND FLOOR	Retail/Anchor	INR 15,000/-	NIL	INR 15,000/-
FIRST FLOOR	Retail/Anchor	INR 13,000/-	NIL	INR 13,000/-
SECOND FLOOR	Retail	INR 10,000/-	NIL	INR 10,000/-
THIRD FLOOR	Food Court	INR 10,000/-	NIL	INR 10,000/-
5TH TO 12TH FLOOR	Office	INR 7,250/-	NIL	INR 7,250/-

PREFERENTIAL LOCATION CHARGES (PLC)				
PLC (AS APPLICABLE)	GF	1st Floor	2nd Floor	3rd Floor
EXPRESSWAY FACING	10% OF BSP	7.5 % OF BSP	7.5% OF BSP	NIL
CORNER PLC	7.5 % OF BSP	5% OF BSP	5% OF BSP	NIL
ATRIUM FACING	7.5 % OF BSP	5% OF BSP	5% OF BSP	NIL
FOOD COURT	NIL	NIL	NIL	7.5% OF BSP
FOOD STALL	NIL	NIL	NIL	5% OF BSP

OTHER CHARGES (AS APPLICABLE)	
Right to use covered car parking space (one mandatory above 400 sq. ft.)	INR 4,00,000/-
External Development Charges	INR 457/- per sq. ft.
Infrastructural Development Charges	INR 81/- per sq. ft.

Note:

1. All payments shall be made in favor of "VS REALPROJECTS (P) LTD."
2. The validity of above mentioned rates are at sole discretion of the Company and could change at any time without prior notice.
3. PLC, Right to use covered car parking charges, EDC & IDC with interest and other charges shall be extra as per price list.
4. Any upward revision in future by the Government in the EDC, IDC and other charges levied after the date of booking shall be paid by the customer only.
5. Service Tax and all other Government Taxes, Duty, Fee, Charges & Cesses etc. including Stamp Duty, Registration Charges shall be extra.
6. The above price are for the bare shell unit/space and does not include the IFMS, sinking fund, cost of electric and water fittings, fixtures, meter etc. as well as the charges for connection thereof and other charges.

Signature of intending Applicant

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PAYMENT PLANS

CONSTRUCTION LINKED PAYMENT PLAN (FOR ALL FLOORS)	
On Booking	10% of BSP
Within 30 days of booking	10% of BSP
Within 60 days of booking	10% of BSP + 50% EDC & IDC
Within 90 Days of booking	10% of BSP + 50% EDC & IDC
On Commencement of 3rd Floor Slab	7.5% of BSP + 50% PLC
On Commencement of 6th Floor Slab	7.5% of BSP + 50% PLC
On Commencement of 9th Floor Slab	7.5% of BSP + 50% Right to use Car Parking
On Commencement of 12th Floor Slab	7.5% of BSP + 50% Right to use Car Parking
On Commencement of Façade	10% of BSP
On Commencement of Electrical Work	7.5% of BSP
On Commencement of Plumbing Work	7.5% of BSP
On Offer of possession	5% of BSP + Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges

Terms and conditions:

1. All payments shall be made in favour of "VS REALPROJECTS PVT. LTD."
2. PLC, Right to use covered car parking charges, EDC & IDC with interest and other charges shall be extra as per price list.
3. Any upward revision in future by the Government in the EDC & IDC with interest and other charges levied after the date of booking shall be paid by the customer only.
4. GST and all other Government Taxes, Duty, Fee, Charges & Cesses etc. including Stamp Duty, Registration Charges shall be extra.
5. The prices as per price list are for the bare shell unit/space and does not include IFMS, Sinking Fund, Cost of Electric and Water Fittings, Fixtures, Meter etc. as well as the charges for connection thereof and other charges.
6. Installment shall become payable (as per actual construction schedule) irrespective of their serial order in which they are listed above.
7. Timely payment of the installment is essence of the booking and late payment will attract interest as prescribed.

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PAYMENT PLANS	
DOWN PAYMENT PLAN	
Linked Stages	Payment
Booking Amount	10% of BSP
Within 30 days of booking	85% of BSP + 100% (EDC + IDC + PLC + Right to use Covered Car Parking Charges)
On Offer of Possession	5% of BSP + 100% (Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges)

FLEXI PAYMENT PLAN	
Linked Stages	Payment
Booking Amount	10% of BSP
Within 30 days of booking	40% of BSP + 100% (EDC + IDC + PLC + Right to use Covered Car Parking Charges)
On completion of Superstructure	25% of BSP
On Offer of Possession	25% of BSP + 100% (Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges)

Terms and conditions:

1. All payments shall be made in favour of "VS REALPROJECTS PVT. LTD."
2. PLC, Right to use covered car parking charges, EDC & IDC with interest and other charges shall be extra as per price list.
3. Any upward revision in future by the Government in the EDC & IDC with interest and other charges levied after the date of booking shall be paid by the customer only.
4. GST and all other Government Taxes, Duty, Fee, Charges & Cesses etc. including Stamp Duty, Registration Charges shall be extra.
5. The prices as per price list are for the bare shell unit/space and does not include IFMS, Sinking Fund, Cost of Electric and Water Fittings, Fixtures, Meter etc. as well as the charges for connection thereof and other charges.
6. Timely payment of the installment is essence of the booking and late payment will attract interest as prescribed.

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POSSESSION LINKED PAYMENT PLAN	
Linked Stages	Payment
Booking Amount	10% of BSP
Within 30 days of booking	25% of BSP + 100% of (EDC + IDC) + 50% of (PLC + Right to use Covered Car Parking Charges)
On Offer of Possession	65% of BSP + 50% of (PLC + Right to use Covered Car Parking Charges) + 100% (Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges)

TIME LINKED PAYMENT PLAN	
Linked Stages	Payment
Booking Amount	10% of BSP
Within 30 days of booking	20% of BSP + 50% (EDC + IDC + PLC + Right to use Covered Car Parking Charges)
On completion of Superstructure	20% of BSP + 50% (EDC + IDC + PLC + Right to use Covered Car Parking Charges)
On Offer of Possession	50% of BSP + 100% (Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges)

Terms and conditions:

7. All payments shall be made in favour of "VS REALPROJECTS PVT. LTD."
8. PLC, Right to use covered car parking charges, EDC & IDC with interest and other charges shall be extra as per price list.
9. Any upward revision in future by the Government in the EDC & IDC with interest and other charges levied after the date of booking shall be paid by the customer only.
10. GST and all other Government Taxes, Duty, Fee, Charges & Cesses etc. including Stamp Duty, Registration Charges shall be extra.
11. The prices as per price list are for the bare shell unit/space and does not include IFMS, Sinking Fund, Cost of Electric and Water Fittings, Fixtures, Meter etc. as well as the charges for connection thereof and other charges.
12. Timely payment of the installment is essence of the booking and late payment will attract interest as prescribed.

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