

Price List

Floor	Category	Basic Sales Price (Per Sq. Ft.)
Ground Floor	Retail Shops/ Anchors	INR 15,000
First Floor	Retail Shops/ Anchors	INR 13,000
Second Floor	Retail Shops/Restaurant	INR 10,000
Third Floor	Food Court	INR 10,000
5 th to 12 th Floor	Office Space	INR 6,500

PREFERENTIAL LOCATION CHARGES (PLC)

PLC(AS APPLICABLE)	Ground Floor	1 st Floor	2 nd Floor	3 rd Floor
EXPRESSWAY FACING	10% of BSP	7.5 % of BSP	7.5% of BSP	7.5% of BSP
CORNER PLC	7.5 % of BSP	5% of BSP	5% of BSP	5% of BSP
ATRIUM FACING	7.5 % of BSP	5% of BSP	5% of BSP	5% of BSP
FOOD COURT	-	-	-	7.5% of BSP
OPEN TERRACE	-	10% of BSP	10% of BSP	10% of BSP

OTHER CHARGES (AS APPLICABLE)

Right to use covered car parking space (one car parking space mandatory on or above 400 sq. ft. of area)	INR 4,00,000/- (Per Slot)
External Development Charges (EDC)	457/- per Sq. ft.
Infrastructure Development Charges (IDC)	81/- per Sq. ft.

Terms & Conditions:

- All payments shall be made in favor of "V S Realprojects (P) Ltd."
- The validity of above price as per the price list are at sole discretion of the Company and could change at any time without prior notice.
- PLC, Right to use covered car parking charges, EDC & IDC and other charges shall be extra as per price list.
- 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.
- Service tax and all other Government Taxes, Duty, Fee, Cesses etc. including Stamp Duty, Registration Charges etc. shall be extra.
- The above prices as per price list are for the bare shell unit/space and does not include IFMS, the sinking fund, cost of electric and water fittings, fixtures, meter etc. as well as the charges for connection thereof.

Signature of intending Applicant

Signature of intending Co-applicant(s)

Payment Plan
Down Payment Assured Return 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% (IFMS +Stamp Duty + Sinking fund + Registration Charges + All Other additional Charges)

Flexi Assured Return 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)
Within 18 months of booking	45% of BSP
On Offer of Possession	5% of BSP + 100% (IFMS + Sinking Fund + Stamp Duty+ Registration Charges + All Other additional Charges)

Possession Linked Payment Plan

Linked Stages	Payment
Booking Amount	10% of BSP
Within 60 days	20% of BSP + 100% of (EDC + IDC)
Within 18 Months of Booking	30% of BSP + 100% of (PLC + Right to use Car Parking Charges)
On offer of Possession	40% of BSP + 100% (IFMS + Stamp Duty + Sinking fund + Registration Charges + Other Charges)

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2. The validity of price as per the price list are at sole discretion of company and could change at any time without prior notice.
3. PLC, Right to use covered car parking charges, EDC & IDC and other charges shall be extra as per price list
4. Any upward revision in future by the government in the EDC & IDC and charges levied after the date of booking shall be paid by the customer.
5. Service Tax and all other Government taxes, Duty, Fee, Charges & Cesses etc. including Stamp Duty, Registration Charges shall be extra.
6. The price as per the price list are for the bare shall unit/space and does not include IFMS, Sinking fund, Cost of Electric and water Fittings, Fixtures, Meters etc. as well as the charges for construction thereof.
7. Installment shall become payable (as per actual construction schedule) irrespective of their serial order in which they are listed above.
8. Assured Return will not be paid on the amount paid towards taxes, EDC & IDC.

Signature of intending Applicant

Signature of intending Co-applicant(s)

PAYMENT PLANS w.e.f. 01.04.2016

Construction Linked Payment Plan (For All Floors)	
On Booking	10% of BSP
Within 30 days of booking	10% of BSP
On Commencement of 2nd Basement Slab	10% of BSP + 50% EDC & IDC
On Commencement of Ground Floor Slab	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 Top Floor Slab	7.5% of BSP
On Commencement of Façade	7.5% of BSP
On Commencement of Electrical Work	5% of BSP
On Commencement of Plumbing Work	5% of BSP
On Offer of possession	5% of BSP + Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges

Down Payment Plan (10% rebate on 95% of BSP) (For All Floors)	
On Booking	10% of BSP
Within 30 Days from the date 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)

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2. The validity of prices as per the price list 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 with interest 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 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.
7. Installment shall become payable (as per actual construction schedule) irrespective of their serial order in which they are listed above.