### Office Spaces@ WTC Chandigarh Aerocity

	World Trade Centre - Chandigarh Aerocity							
S.No	Head	Description	Details					
1	Product	Office spaces	Self-use and Trust managed office spaces					
2	Sizes		500 sq ft and 1,000 sq ft in WTC Towers ar approx. 3,000 sq ft in Signature Tower					
3		WTC Towers ABC	BSP@ Rs. 7050 I Sq. Ft.					
	BSP	WTC Signature	BSP@ Rs. 8250 I Sq. Ft.					
4	WTC Towers ABC Transfer policy		First Transfer free after 70% BSP					
		Signature	First Transfer free after Offer of Possession					

Note: • Floor rise, corner, terrace PLC as applicable

#### Office Spaces @ WTC Chandigarh Aerocity

#### **Payment Plans:**

#### 1. CLP: Construction Linked Plan

SI.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10% of BSP less booking amount
3	Within 60 days booking	10% of BSP (Agreement stage)
4	On commencement of excavation	10% of BSP
5	On commencement of casting for plinth level	10% of BSP
6	On commencement of casting of 1st floor	10% of BSP
7	On commencement of casting of 4th floor	10% of BSP
8	On commencement of casting of 7 <sup>th</sup> floor	10% of BSP
9	On commencement of casting of 10 <sup>th</sup> floor	10% of BSP
10	On commencement of casting of top floor slab	10% of BSP
11	On commencement of finishing works	5% of BSP +50% of Car Parking
12	On commencement of Façade works	5% of BSP +50% of Car Parking
13	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

#### Note:

- o CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- $\circ\quad$  DBA to be executed after 20% payment is received from client.

#### 2. **DPP: Down Payment plan**

#### 95% Down Payment Plan with 12% discount on BSP

SI.	Name	Stage
1	Booking Amount	Rs.2,00,000 lac booking amount
2	Within 30 Days of booking	10% of BSP Less booking amount
3	Within 60 Days of booking	10% of BSP (Agreement Stage)
4	Within 90 days of booking	75% of BSP
5	On commencement of finishing works	50% of Car Parking
6	On commencement of Façade works	50% of Car Parking
7	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

#### Note:

 $\circ\quad$  DBA to be executed after 20% payment is received from client.

#### Office Spaces @ WTC Chandigarh Aerocity

#### 3.

# A. <u>C.APP SECURE</u>: With Assured Return of 10% on 70% payment, up to possession or 4 years (whichever is <u>earlier</u>)

SI.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10.0% of BSP, Less booking amount
3	Within 60 days booking	10% of BSP (Agreement Stage)
4	Within 6 months of booking	12.5% of BSP
5	Within 12 months of booking	12.5% of BSP
6	Within 18 months of booking	12.5% of BSP
7	Within 24 months of booking	12.5% of BSP
8	On commencement of casting of top floor slab	7.5% of BSP
9	On commencement of finishing works	7.5% of BSP +50% of Car Parking
10	On commencement of Façade works	7.5% of BSP +50% of Car Parking
11	On offer of possession	7.5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

#### Note:

- o CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- o DBA to be executed after 20% payment is received from client.

#### B. <u>C.APP Plus: Step-Up</u> (Upgrade to 11% Return with pre-payment of 70% within 90 days).

SI.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10.0% of BSP, Less booking amount
3	Within 60 days booking	10.0% of BSP (Agreement stage)
4	Within 90 days of booking	50% of BSP
5	On commencement of casting of top floor slab	7.5% of BSP
6	On commencement of finishing works	7.5% of BSP +50% of Car Parking
7	On commencement of Façade works	7.5% of BSP +50% of Car Parking
8	On offer of possession	7.5% of BSP + IFMS + Stamp Duty + Registration and
		other applicable charges

#### Note:

- o CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- o DBA to be executed after 20% payment is received from client.

#### Office Spaces @ WTC Chandigarh Aerocity

#### 4. WTC Membership Plan (50:50 Payment Plan) Only applicable on WTC Signature Tower

#### <u>50%</u>

SI.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10% of BSP Less booking amount
3	Within 60 days booking	10% of BSP (Agreement stage)
4	On commencement of excavation	5% of BSP
5	On commencement of casting for plinth level	5% of BSP
6	On commencement of casting of 10th. Floor slab	5% of BSP
7	On commencement of casting of top floor	5% of BSP
8	On commencement of finishing works	5% of BSP
9	On commencement of Façade works	5% of BSP

#### <u>50%</u>

10	On offer of possession	8% of BSP + IFMS and other applicable charges
	Option A	+3.5% as first instalment payable
		Subsequently 11 Quarterly instalments of 3.5% each
	Option B	Down payment of 12 Quarterly Instalments with a
		down payment discount of 10%

#### Note:

- O CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- o DBA to be executed after 20% payment is received from client
- o Secondary agreement to be entered into if opting for quarterly instalment plan.
- o Registry and Stamp duty applicable at time of 100% payment of all dues

<b>Rate Calculation</b>						
Super Area	52,902	Sq. Ft.				
Carpet Area	42,321	Sq. Ft.				
Year	1	2	3	4th 6th.	7th-9th.	10th-12th.
MG	47	51	56	58	65	74
MG (Avg. 10 yrs)	60	Rs/ Sq. Ft.				
Annual MG	715	Rs/ Sq. Ft.				
BSP	9,500	Rs/ Sq. Ft.				

Audi No	Audi- Area			Sales Value	
	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(INR-Crores)	
Audi 1	2,179	2,492	4,671	4.44	
Audi 2	2,179	2,492	4,671	4.44	
Audi 3	2,660	3,042	5,703	5.42	
Audi 4	2,660	3,042	5,703	5.42	
Audi 5	4,725	5,404	10,129	9.62	
Audi 6	4,725	5,404	10,129	9.62	
Audi 7	2,775	3,174	5,949	5.65	
Audi 8	2,775	3,174	5,949	5.65	
Total	24,677	28,225	52,902	50.26	

Proposed Rate 9,500 Rs./Sq. Ft.

Above Sales Values are as per the proposed Rates

Projected Revenue										
Area (Sq. Ft.)	52902									
Year	1	2	3	4	5	6	7	8	9	10
NO OF SEATS	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208
Average Rate of Tickets	200	210	221	232	243	255	268	281	295	310
No of shows per day	5	5	5	5	5	5	5	5	5	5
Occupancy (%)	30	35	40	45	50	55	60	60	65	65
Annual footfalls	661,380	771,610	881,840	992,070	1,102,300	1,212,530	1,322,760	1,322,760	1,432,990	1,432,990
Concession sale per person (Rs)	60	63	66	69	73	77	80	84	89	93
Entertainment tax (% of gross)	0	0	0	0	0	0	0	0	0	0
COLLECTIONS:										
Net Box Office Collection	132,276,000	162,038,100	194,445,720	229,689,007	267,970,508	309,505,937	354,524,982	372,251,231	423,435,775	444,607,564
Concession / F&B sale	39,682,800	48,611,430	58,333,716	68,906,702	80,391,152	92,851,781	106,357,495	111,675,369	127,030,733	133,382,269
TOTAL INCOME	171,958,800	210,649,530	252,779,436	298,595,709	348,361,660	402,357,718	460,882,476	483,926,600	550,466,508	577,989,833
Annual Income (INR/ Sq. Ft.)	3,250.52	3,982	4,778	5,644	6,585	7,606	8,712	9,148	10,405	10,926
Revenue Share -16%	520.08	637	765	903	1,054	1,217	1,394	1,464	1,665	1,748
Avg Annual Income- 10 Years	1,137									
BSP ( Rs./ Sq. Ft.)	9,500									
% Return	12.0%									



# Marketed by:

# Madhyam.com

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## **Corporate Address:**

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