

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 and approx. 3,000 sq ft in Signature Tower
3	BSP	WTC Towers ABC	BSP@ Rs. 7050 Sq. Ft.
		WTC Signature	BSP@ Rs. 8250 Sq. Ft.
4	Transfer policy	WTC Towers ABC	First Transfer free after 70% BSP
		Signature	First Transfer free after Offer of Possession

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

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Payment Plans:

1. CLP : Construction Linked Plan

Sl.	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 1 st floor	10% of BSP
7	On commencement of casting of 4 th floor	10% of BSP
8	On commencement of casting of 7 th floor	10% of BSP
9	On commencement of casting of 10 th 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:

- CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- 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

Sl.	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:

- DBA to be executed after 20% payment is received from client.

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3.

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

Sl.	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:

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

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

Sl.	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:

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

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

50%

Sl.	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 10 th 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

50%

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:

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

Rate Calculation

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 (Sq. Ft.)	Common Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Sales Value (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

Marketed by:

Madhyam.com

info@madhyam.com | www.madhyam.com | MEL to 56677

Corporate Address:

B-4, 4th Floor, Matrix Tower, Sec-132, Noida (U.P) -201301

