

PRICE LIST

Studio / 1BHK / 2BHK

Code IV (W.E.F-15 Dec'2014)

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

Note: Rs 1000/- per sqft shall be charged over and above for furnishing, fittings, fixtures, gadgets, interiors etc. to make them fully furnished, if opted by customer.

Allied

| Sr No | Type | Rate |
|-------|----------------------------------|---|
| 1 | Right to Use Car Park Space | Rs 2,50,000/- |
| 2 | EDC / IDC | Rs 550/- Per Sq Ft |
| 3 | Club Membership | Rs 25,000/- (Studio) Rs 50,000/- (1BHK/2BHK) |
| 4 | IFMSD | Rs 100/- per sq ft |
| 5 | External Electrification charges | As Applicable |
| 6 | Power Backup charges | As Applicable |

Payment Plans

1. Construction Linked Plan

| Sr No | Particulars | Payment Plan |
|-------|---|---|
| 1 | On application for booking | 10% of BSP |
| 2 | Within 60 days of booking | 10% OF BSP |
| 3 | On Start of Excavation | 10% OF BSP + 50% EDC& IDC |
| 4 | On completion of Basement slab | 10% OF BSP + 50% EDC& IDC |
| 5 | On completion of 2 nd floor slab | 10% OF BSP |
| 6 | On completion of Structure | 25% OF BSP |
| 7 | At the time of Offer of possession | 25% OF BSP + IFMSD+ club charges + Power Backup+ other charges (if any) |

2. Possession Liked Plan

| Sr No | Particulars | Payment Plan |
|-------|------------------------------------|--|
| 1 | On application for booking | 10% of BSP |
| 2 | Within 60 days of booking | 10 % OF BSP |
| 3 | Within 90 days of booking | 10 % OF BSP |
| 4 | Within 180 days of booking | 10 % OF BSP |
| 5 | On completion of structure | 20 % OF BSP |
| 6 | At The time of offer of Possession | 40% OF BSP + IFMSD + Club charges+ Power Backup + other charges(if any) |

EDC /IDC charges shall be payable within 360 days from booking

3. Flexi Plan

| Sr No | Particulars | Payment Plan |
|-------|------------------------------------|---|
| 1 | On application for booking | 5% of BSP |
| 2 | Within 45 days of booking | 5% of BSP |
| 3 | Within 90 days of booking | 10% of BSP |
| 4 | Within 180 days of booking | 10% of BSP |
| 5 | Within 18 months of booking | 10% of BSP |
| 6 | On completion of structure | 30% of BSP |
| 7 | At The time of offer of Possession | 30% OF BSP + IFMSD+ club charges+ Power Backup + other charges(if any) |

EDC /IDC charges shall be payable within 360 days from booking

4. 30:70 Plan (with Special rate of Rs 6550 per sqft)

| Sr No | Particulars | Payment Plan |
|-------|------------------------------------|--|
| 1 | On application for booking | 10% of BSP |
| 2 | Within 45 days of booking | 10% of BSP |
| 3 | Within 90 days of booking | 10% of BSP |
| 4 | At The time of offer of Possession | 70% OF BSP + IFMSD + Club charges +Power Backup + Other charges(if any) |

EDC /IDC charges shall be payable within 360 days from booking

5. Down Payment Plan (with 10% Rebate on BSP)

| Sr No | Particulars | Payment Plan |
|-------|------------------------------------|---|
| 1 | On application for booking | 10% of BSP |
| 2 | Within 45 days of allotment | 85% OF BSP |
| 3 | At The time of offer of Possession | 5% OF BSP + EDC & IDC + IFMSD + club charges+ Power Backup + other charges(if any) |

6. Interiors & Furnishing charges

| Sr No | Particulars | Payment Plan |
|-------|--------------------------------------|--------------------|
| 1 | On application for OC | 50% Of I&F charges |
| 2 | 30 days Prior to Offer of possession | 50% Of I&F charges |

Note: Rs 1000/- per sqft shall be charged for furnishing, fittings, fixtures, gadgets, interiors etc. to make Apartment fully furnished (On Request of Customer).

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 ” and “Additional Basic Charges” on location i.e. Preferred Location Charges or PLC shall be charged as per prevailing government rate and shall not be merged with basic rates.
- 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/flat purchase agreement.
- Right to use Car park Space’s , if allotted by the company, shall be over and above the BSP and other additional basic charges or PLC as mentioned above and shall be payable as per the BSP payment schedule.
- 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 shall be applicable as per the load subscribed.**

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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Shine Buildcon Private Limited C/O Tapasya Projects Limited

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