

PRICE LIST & PAYMENT PLANS FOR STUDIO APARTMENTS

Code – XVI (W.E.F-05th Feb, 2018)

Sr No	Type	Rate
1	Price	Rs 7190/- Per Sq Ft
2	IFMSD Charges	Rs 100/- Per Sq Ft
3	Right to use Car Parking Space (Optional)	Rs 3,00,000/-

PAYMENT PLAN

Assured Return Plan (30:70)

Sr No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount including GST)
2	Within 30 Days from date of booking	10% of Total Price with Applicable GST (Less Booking Amount)
3	Within 60 Days from the date of Booking OR Within 30 Days from Registration of Builder Buyer Agreement (whichever is earlier)	20% of Total Price with Applicable GST
4	At the time of offer of Possession	70% of Total Price with Applicable GST & IFMSD

Assured Return Plan (50:50)

Sr No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount including GST)
2	Within 60 Days from the date of Booking OR Within 30 Days from Registration of Builder Buyer Agreement (whichever is earlier)	50% of Total Price with Applicable GST (Less Booking Amount)
3	At the time of offer of Possession	50% of Total Price with Applicable GST & IFMSD

Construction Linked Plan (With Assured Return)

Sr No	Particulars	Instalments
1	On application for booking	1 Lac (Booking Amount including GST)
2	Within 30 Days from date of booking	10% of Total Price with Applicable GST (Less Booking Amount)
3	Within 60 Days from the date of Booking OR Within 30 Days from Registration of Builder Buyer Agreement (whichever is earlier)	10% of Total Price with Applicable GST
4	On completion of Structure	60% of Total Price with Applicable GST
5	At the time of offer of Possession	20% of Total Price with Applicable GST & IFMSD

GST- Goods & Services Tax

Tapasya 70 Grandwalk has been registered with Haryana Real Estate Regulatory Authority under HRERA rules 2017. The registration number is 28 of 2017 dated 28.07.2017

Note: - The broad terms and conditions of the Price List and Payment Plans are given hereunder. Please read the terms and conditions carefully before the booking of units.

Terms and Conditions

- a) The Assured Return will be paid **@12% per annum** till date of offer of possession on amount paid by customer (excluding GST/taxes & IFMSD)
- b) Cheques/Drafts towards booking amount & instalment payment shall be issued in favour of **"SHINE BUILDCON PVT.LTD A/C 70 GRANDWALK"** Payable at New Delhi.
- c) Price List, Payment Plan & Payment Account can be changed without any prior notice at the sole discretion of the company.
- d) GST/Taxes to be applicable as per the rates notified by the government time to time and shall be payable along with respective instalment and is mandatory.
- e) Car parking is optional and price shall be payable as applicable if parking is opted by customer.
- f) The customer has to deduct 1% TDS on total sale value of unit and deposit the same with concerned government department, if the total value of unit is Rs 50 lac or more. The customer has to submit Form 16B against the deducted TDS amount on or before due date of instalment as per payment plan.
- g) This information is given to maintain the continuity with past sales & compliance of Real Estate (Regulation and Development) Act, 2016 provisions.
- h) The terms & condition of sales stated herein are only indicative and are only subject to detailed terms and conditions in the application form/Buyer's agreement.

Disclaimer

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 Gurugram 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 DGTCPC office memo no. **ZP-819/AD (RA)/2016/18514 Dated 01/09/2016**. 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 / HRERA Rules 2017/ RERA Act 2016. Name of the Developer: - **Shine Buildcon Private Limited**. Regd.Off -H-334, Ground Floor, New Rajinder Nagar, New Delhi-110060,CIN: **U45201DL2004PTC131675**.

The customer can visit the company office to know the actual carpet area and to view all the approvals / HRERA Rules 2017 / RERA Act 2016 and sanctions related to 70 Grandwalk project as per Real Estate(Regulation & Development) Act 2016. I Terms & Conditions Apply.

1 Hectare = 2.471 Acres; 1 Acre = 4840 square yards or 4046.873 square meters; 1 square yard = 0.8361 square meters; 1 square meter = 10.76 square feet."