

**PRICE LIST & PAYMENT PLAN  
FOR RETAIL SHOPS  
ASSURED RETURN SCHEME**

**Basic Rates**

Code - XII (W.E.F-15<sup>th</sup> Sep 2016)

Floor	Rate
Ground (60 mtr)	13500 per sqft
Ground	12500 per sqft
First	9900 per sqft
Second	8900 per sqft

**Additional Basic Charges on location (i.e. PLC)**

Sr No	Type	Rate
1	60 Mtr Facing	7.5% of BSP
2	24 Mtr Facing	5% of BSP
3	Corner units	2.5% of BSP
4	60 Mtr Facing + Corner units	10% of BSP
5	24 Mtr Facing + Corner units	7.5% of BSP

**Allied Charges**

Sr No	Type	Rate
1	Right to use Car Parking Space (Optional)	Rs 3,00,000/-
2	EDC / IDC Charges	Rs 550/- Per Sq Ft
3	IFMSD Charges	Rs 100/- per sqft
4	External Electrification Charges	As Applicable
5	Power Backup charges	As Applicable

**PAYMENT PLAN**

**Assured Return Plan (30:70)**

Sr No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount)
2	Within 60 days of booking	30% of BSP (Less Booking Amount)+ PLC with ST
3	At the time of offer of Possession	70% of BSP + PLC+ 100% of CPS+EDC/IDC+IFMSD+EEC+ Power Backup + Other charges (if any) with ST

PLC- Preferred Location Charge CPS-Right to use Car Park Space ST- Service Tax EEC- External Electrification Charges

**Terms and Conditions**

- The Assured Return will be paid @12% P.A only on 30% basic amount OR actual basic amount paid (whichever is more ) within 60 days of booking by the customer of Total Basic Sale Value.
- The Assured Return shall be paid till the date of offer of possession.
- Cheques/Drafts for payments of Basic, CPS, PLC, IFMSD, EEC ,Power Backup & Other Charges to be issued in favour of "Tapasya Projects A/c tapasya70 GrandWalk" Payable at New Delhi.

**Shine Buildcon Private Limited C/o Tapasya Projects Limited**

**Corporate & Sales Office**

D-113 Sushant Shopping Arcade Sushant Lok-1 Gurgaon- 122009

M: 9871424442, 9873687898

W : [www.tapasya70grandwalk.com](http://www.tapasya70grandwalk.com) email: [info@cityspaceindia.com](mailto:info@cityspaceindia.com)

- d. Cheques/Drafts for EDC/IDC payments to be issued in favour of "Tapasya Projects A/c 70 GrandWalk-EDC/IDC" Payable at New Delhi.
- e. Price List, Payment Plan & Payment Account can be changed without any prior notice at the sole discretion of the company.
- f. Service Tax on "Right to use Car Park Space (CPS)" and "Additional Basic Charges" on location i.e. Preferred Location Charges or PLC shall be charged as per prevailing government rate and shall be payable as per Payment Plan opted by client.
- g. Service Tax (S.T) and VAT would be applicable as per the rates notified by the government time to time.
- h. Service Tax and VAT would be payable along with respective instalment of Payment Plan and is mandatory.
- i. 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 for Retail Shop.
- j. Right to use Car park Space(s) , if allotted by the company, cost shall be over and above to the BSP and other additional basic charges or PLC as mentioned above and shall be payable as per the payment plan opted by the Client.
- k. 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
- l. *Power Backup Charges, External Electrification Charges shall be applicable as per the load subscribed.*
- m. *Assured return shall be as applicable only on selected retail area as per discretion of company.*
- n. *The customer has to deduct 1% TDS on total sale value of shop and deposit the same with concerned government department, if the total value of shop 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.*

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/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. Name of the Developer: Shine Buildcon Private Limited

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**PRICE LIST & PAYMENT PLAN  
FOR OFFICES  
ASSURED RETURN SCHEME**

Code - XII (W.E.F- 15<sup>th</sup> Sep 2016)

Type	Basic Rate (per sqft)
Offices (9 <sup>th</sup> & 10 <sup>th</sup> Floor)	<b>6250</b>

**Allied Charges**

Sr No	Type	Rate
1	Right to Use Car Park Space (Optional)	Rs 3,00,000/-
2	EDC / IDC Charges	Rs 550/- Per Sq Ft
3	Club Membership Charges (Optional)	Rs 50,000/-
4	IFMSD Charges	Rs 100/- per sqft
5	Interiors , Furnishing / Furniture ,Fixture & Equipment Charges	Rs 1500/- per sqft
6	External Electrification Charges	As Applicable
7	Power Backup Charges	As Applicable
8	Operator Charges/Fee	As Applicable

**PAYMENT PLAN**

**Assured Return Plan (30:70)**

Sr No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount)
2	Within 60 days of booking	30% of BSP (Less Booking Amount) with ST
3	At the time of offer of Possession	70% of BSP + 100% of CPS+EDC/IDC+ Club Charges +IFMS +FF & E +EEC+ Power Backup+ Operator Charges/Fee +Other charge (if any) with ST

CPS-Right to use Car Park Space ST- Service Tax EEC- External Electrification Charges

**Terms and Conditions**

- The Assured Return will be paid @12% P.A only on 30% basic amount OR *actual basic amount paid (whichever is more ) within 60 days of booking by the customer* of Total Basic Sale Value.
- The Assured Return shall be paid till the date of offer of possession.
- Cheques/Drafts for payments of Basic, CPS, PLC, IFMSD, EEC, Power Backup & Other Charges to be issued in favour of "Tapasya Projects A/c tapasya70Grandwalk" Payable at New Delhi.

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- 282 Price list, payment plan & Payment Account can be changed without any prior notice at the sole discretion of the company.
- 283 Service Tax on "Right to use Car park Space charges" shall be charged as per prevailing government rate and shall be payable as per payment plan opted by applicant.
- 284 Service Tax and VAT would be applicable as per the rates notified by the government time to time.
- 285 Service Tax and VAT would be payable along with respective instalment and is mandatory.
- 286 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.
- 287 Right to use Car park Space's , if allotted by the company, shall be over and above to the BSP and shall be payable as per the payment plan opted by the applicant.
- 288 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
- 289 Power Backup Charges, External Electrification Charges shall be applicable as per the load subscribed.
- 290 The Furniture, Fixture & Equipment Charges are indicative and it may change as per the specifications. The Customer has to pay such Charges to the Company as per actual and over and above to total sale consideration.
- 291 The Operator's charges/Fee i.e Affiliation/Signing fee, Brand/Royalty Fee, Pre-Operating Expenses, Working Capital & Other Charges (as applicable) will be payable & will be over and above to Basic Cost, Allied Charges and Furniture, Fixture & Equipment Charges etc .
- 292 Rs 1500/- per sqft shall be charged over and above to basic rate & allied charges for furnishing, fittings, fixtures, gadgets, interiors etc. and shall be payable on selected units.
- 293 The customer has to deduct 1% TDS on total sale value of shop and deposit the same with concerned government department, if the total value of shop 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.

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