



## Premium Lockable / Unlockable Office Price List & Payment Plan (Block B and C)

### A) Down Payment Plan for Lockable Office Space

- **Actual BSP: Rs. 4300/- Per Sqft.**

1.	At the Time of Booking	3 Lakh
2.	Within 30 days from the Booking	95% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	At the time of Possession	5% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Club Membership + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

### B) Down Payment Plan with 12% Assured Return for Lockable Office Space till possession

- **Actual BSP: Rs. 5400/- Per Sqft.**

1.	At the Time of Booking	3 Lakh
2.	Within 30 days from the Booking	95% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	At the time of Possession	5% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Club Membership + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

### C) Construction Linked Plan for Lockable Office Space

- **Actual BSP: Rs. 5200/- Per Sqft.**

1.	Time of Booking	3 Lakh
2.	Within 30 days from the Booking	20% of Net BSP less Booking Amount
3.	Within 60 days from the Booking	10% of Net BSP
4.	On Commencement of Excavation	10 % of Net BSP + 100/- per sqft as part of Other Charges
5.	On Casting of Basement Floor	10% of Net BSP + 100/- per sqft as part of Other Charges
6.	On Casting of 1 <sup>st</sup> Floor	10% of Net BSP + 100/- per sqft as part of Other Charges
7.	On Casting of 3 <sup>rd</sup> Floor	10% of Net BSP + Car Parking
8.	On Casting of 5 <sup>th</sup> Floor	10% of Net BSP + Club Membership
9.	On Commencement of Plaster	10% of Net BSP
10.	On Finishing	5% of Net BSP
11.	At the time of possession	5% of Net BSP +@100/- per sqft. as IFMS + Power Back Up+ Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

### D) Flexi Payment Plan for Lockable Office Space

- **Actual BSP: Rs. 4800/- Per Sqft.**

1.	At the time of Booking	3 Lakh
2.	Within 30 days from the Booking	50% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	On Completion of Structure	25% of Net BSP + Club Membership
4.	At the time of possession	25% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.



**E) Flexi Payment Plan with 11% Assured Return on upfront 50% for Lockable Office Space till possession**

- **Actual BSP: Rs. 5400/- Per Sqft.**

1.	At the time of Booking	3 Lakh
2.	Within 30 days from the Booking	50% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + Club Membership + PLC
3.	On Completion of Structure	25% of Net BSP
4.	At the time of possession	25% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

**F) Down Payment Plan for Unlockable Office Space with 9% Lease Guarantee for next 2 years after possession**

- **Actual BSP: Rs. 4800/- Per Sqft.**

1.	At the Time of Booking	3 Lakh
2.	Within 30 days from the Booking	95% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	At the time of Possession	5% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Club Membership + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

**G) Down Payment Plan with 12% Assured Return for Unlockable Office Space with 9% Lease Guarantee for next 2 years after possession**

- **Actual BSP: Rs. 6000/- Per Sqft.**

1.	At the Time of Booking	3 Lakh
2.	Within 30 days from the Booking	95% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	At the time of Possession	5% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Club Membership + Registration Charges , Any Others Charges along with Statutory Liability as may be applicable.

**H) Construction Linked Plan for Unlockable Office Space with 9% Lease Guarantee for next 2 years after possession**

- **Actual BSP: Rs. 5800/- Per Sqft.**

1.	Time of Booking	3 Lakh
2.	Within 30 days from the Booking	20% of Net BSP less Booking Amount
3.	Within 60 days from the Booking	10%of Net BSP
4.	On Commencement of Excavation	10 % of Net BSP + 100/- per sqft as part of Other Charges
5.	On Casting of Basement Floor	10% of Net BSP + 100/- per sqft as part of Other Charges
6.	On Casting of 1 <sup>st</sup> Floor	10% of Net BSP + 100/- per sqft as part of Other Charges
7.	On Casting of 3 <sup>rd</sup> Floor	10% of Net BSP + Car Parking
8.	On Casting of 5 <sup>th</sup> Floor	10% of Net BSP + Club Membership
9.	On Commencement of Plaster	10% of Net BSP
10.	On Finishing	5% of Net BSP
11.	At the time of possession	5% of Net BSP +@100/- per sqft. as IFMS + Power Back Up+ Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.



**I) Flexi Payment Plan with 9% Lease Guarantee for next 2 years after possession for Unlockable Office Space**

- **Actual BSP: Rs. 5350/- Per Sqft.**

1.	At the time of Booking	3 Lakh
2.	Within 30 days from the Booking	50% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	On Completion of Structure	25% of Net BSP + Club Membership
4.	At the time of possession	25% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

**J) Flexi Payment Plan with 11% Assured Return on upfront 50% only for Unlockable Office Space with 9% Lease Guarantee for next 2 years after possession**

- **Actual BSP: Rs. 6000/- Per Sqft.**

1.	At the time of Booking	3 Lakh
2.	Within 30 days from the Booking	50% of Net BSP less booking amount + @300/- per sqft. as Other Charges (Lease Rent + Fire Fighting + Electrification Charges)+ Car Parking + PLC
3.	On Completion of Structure	25% of Net BSP + Club Membership
4.	At the time of possession	25% of Net BSP + Power Back-Up + @100/- per sqft. as IFMS + Registration Charges, Any Others Charges along with Statutory Liability as may be applicable.

**Additional Charges**

S.No.	Particular	Charges / Rate in Rs.	Remark
1.	Other Charges (Lease Rent , Fire Fighting, Electrification Charges)	300/- Per Sqft.	<b><u>Mandatory</u></b>
2.	Car Parking	3 Lakh (Single Car Parking)	<b><u>Mandatory</u></b>
3.	Club Membership	1.5 Lakh	<b><u>Mandatory</u></b>
4.	Power Back Up Charges	25000/- per KVA (Minimum 4KVA)	<b><u>Mandatory</u></b>
5.	IFMS	100/- Per Sqft.	<b><u>Mandatory</u></b>

**PLC Charges**

1.	Atrium Facing on lockable office	300/- Per Sqft.	<b><u>Mandatory</u></b>
2.	Road Facing on lockable office	200/- Per Sqft.	<b><u>Mandatory</u></b>
3.	Corner Unit on lockable office	200/- Per Sqft.	<b><u>Mandatory</u></b>
4.	Floor PLC on 2 <sup>nd</sup> Floor	250/- Per Sqft.	<b><u>Mandatory</u></b>
5.	Floor PLC on 3 <sup>rd</sup> Floor	200/- Per Sqft.	<b><u>Mandatory</u></b>
6.	Floor PLC on 4 <sup>th</sup> Floor	150/- Per Sqft.	<b><u>Mandatory</u></b>

**Guidelines**

- **Cheque(s) should be made in favour of “CBS INTERNATIONAL PROJECTS PVT. LTD. - PROJECTS”**

**Terms & Conditions:**

- The Basic Sale Price is of Saleable Super Area and is not inclusive of other applicable charges.
- Monthly Maintenance charges as decided at the time of possession shall be payable by the Allottee separately.
- The Interest Free Maintenance Deposit @Rs. 100/- per sqft. of Saleable Super Area shall be payable extra before handing over the possession of the premises to the Allottee.
- Provisional Common Area Maintenance Charges as decided at the time of possession shall be payable by the Allottee in advance for the first years.
- Instalments under Construction Linked Plan shall be based on actual progress of construction work at site & shall become payable by the Allottee on demand by the company irrespective of the serial order in which they are listed or may run concurrently based on actual progress of work at site.
- The Saleable Super Area mentioned in the brochure and / or other documents is indicative only.
- Exact Saleable Super Area of office/shop shall be calculated at the time of possession of property. Any Increase shall be charged/ adjusted proportionately as per the prevailing rates of that time. The Saleable Super Area means the Covered Area of the premises inclusive of the area under the periphery walls area of the wall common with other premises adjoining the premises, Plumbing / Electric Shaft of the premises, total area of the refuge and terraces, and proportionate share of the common areas like common lobbies, lift, common service Shaft, Staircases, Machine Room, Electric Substation and other services and other common areas.
- The Monthly Maintenance Charges shall be based on cost/charges payable to the designated Maintenance Agency.
- All plans and layouts are subject to change at the sole discretion of the company or regulatory authorities.
- Other terms and conditions shall be as per the Application Form and the Allotment Letter of the Company.
- Service Tax or any other Tax will be charged separately as applicable.