

Effective from 01.11.2023

<b>PRICE LIST</b>				
<b>FLOOR</b>	<b>CATEGORY</b>	<b>BASIC SALE PRICE (per Sq. fts.)</b>	<b>DISCOUNT (per Sq. fts.)</b>	<b>NET SALE PRICE (per Sq. fts.)</b>
GROUND FLOOR	Retail/Anchor	INR 25,000/-	NIL	INR 25,000/-
GROUND FLOOR	ATM	INR 30,000/-	NIL	INR 30,000/-
FIRST FLOOR	Retail/Anchor	INR 19,000/-	NIL	INR 19,000/-
FIRST FLOOR	ATM	INR 25,000/-	NIL	INR 25,000/-
SECOND FLOOR	Retail	INR 17,000/-	NIL	INR 17,000/-
THIRD FLOOR	Food Court	INR 17,000/-	NIL	INR 17,000/-
5 <sup>TH</sup> TO 12 <sup>TH</sup> FLOOR	Office	INR 8,000/-	NIL	INR 8,000/-

<b>PREFERENTIAL LOCATION CHARGES (PLC)</b>				
<b>PLC (AS APPLICABLE)</b>	<b>GF</b>	<b>1st Floor</b>	<b>2<sup>nd</sup> Floor</b>	<b>3<sup>rd</sup> Floor</b>
EXPRESSWAY FACING	10% OF BSP	7.5 % OF BSP	7.5% OF BSP	NIL
CORNER PLC	7.5 % OF BSP	5% OF BSP	5% OF BSP	NIL
ATRIUM FACING	7.5 % OF BSP	5% OF BSP	5% OF BSP	NIL
FOOD COURT	NIL	NIL	NIL	7.5% OF BSP
FOOD STALL	NIL	NIL	NIL	5% OF BSP

<b>OTHER CHARGES (AS APPLICABLE)</b>	
Right to use covered car parking space (one mandatory above 400 sq. ft.)	INR 4,00,000/-
External Development Charges	INR 457/- per sq. ft.
Infrastructural Development Charges	INR 81/- per sq. ft.

**Note:**

1. All payments shall be made in favor of "VS REALPROJECTS (P) LTD."
2. The validity of above-mentioned rates are at sole discretion of the Company and could change at any time without prior notice.
3. PLC, Right to use covered car parking charges, EDC & IDC with interest and other charges shall be extra as per price list.
4. Any upward revision in future by the Government in the EDC, IDC and other charges levied after the date of booking shall be paid by the customer only.
5. Service Tax and all other Government Taxes, Duty, Fee, Charges & Cesses etc. including Stamp Duty, Registration Charges shall be extra.
6. The above price are for the bare shell unit/space and does not include the IFMS, sinking fund, cost of electric and water fittings, fixtures, meter etc. as well as the charges for connection thereof and other charges.

Signature of intending Applicant

Signature of intending Co-applicant(s)