

PRICE LIST Essentia (Tower 4) & Oxy (Tower-5)

Product	Floor	BSP (Per Sq. Ft.)
Executive Office/Scalable Spaces	3rd Floor and above	₹ 6,500/-
Professional Office (Fully Furnished)	3rd Floor and above	₹ 7,900/-

Preferential Location Charges	
Second Floor	₹ 200/- Per Sq. Ft.
First Floor	₹ 400/- Per Sq. Ft.
Ground Floor	₹ 700/- Per Sq. Ft.

Payment Plan

(A) Time/Construction Linked Plan

1.	At the time of Booking	10% of BSP
2.	Within 2 months of Booking	10% of BSP
3.	Within 4 months of Booking	10% of BSP
4.	Within 6 months of Booking	7.5% of BSP + 50% EDC & IDC
5.	Within 8 months of Booking	7.5% of BSP
6.	Within 10 months of Booking	7.5% of BSP + 50% EDC & IDC
7.	Within 12 months of Booking / On Completion of 3rd Floor Slab (which ever is later)	7.5% of BSP
8.	Within 14 months of Booking / After 2 Months of 7th Installment	7.5% of BSP + 50% of PLC
9.	Within 16 months of Booking / After 4 Months of 7th Installment	7.5% of BSP + 50% of PLC
10.	Within 18 months of Booking /After 6 Months of 7th Installments	5% of BSP
11.	Within 20 months of Booking / On completion of Super Structure (which ever is later)	5% of BSP
12.	Within 22 months of Booking / After 2 Months of the 11th Installments	5% of BSP
13.	Within 24 months of Booking / On completion of Facade (which ever is later)	5% of BSP
14.	On offer of Possession	5% of BSP + IFMS + + Other Charges as Applicable

(B) Easy Payment Plan with Assured Return*

At the time of Booking	10% of BSP
Within 45 days of Booking	40% of BSP + EDC/IDC
Within 12 Months of Booking	45% of BSP
On offer of Possession	5% of BSP + IFMS + PLC (If Any)+ Other Charges As Applicable

Note :

- Physical Possession be given.
- Assured return of 11% p.a. payable on quarterly basis on amount deposited till offer of possession.
- Such return will be paid from the date of payment of 50% of Basic Sale Price upto 12 months of booking and thereafter upon receipt of next 45% of BSP, such return will be paid from the date of payment of 95% of BSP.
- Assured return will be offered on Basic Sale Price (BSP) Only.

(C) Assured Return Payment Plan*

At the time of Booking	10% of BSP
Within 45 days of Booking	85% of BSP + EDC/IDC
On offer of Possession	5% of BSP + IFMS + PLC (If Any)+ Other Charges As Applicable

Option 1 - Assured Return with Physical Possession

- Physical Possession will be given.
- Assured return of 12% p.a. payable on quarterly basis on amount deposited till offer of possession.
- Such return will be paid from the date of payment of 95% of Basic Sale Price.
- Assured return will be offered on Basic Sale Price (BSP) Only.

Note - In case customer don't opt for assured return then a discount equivalent to 16% of paid BSP will be given. No assured return will be provided to the customer.

Option 2 - Assured Return with First Lease

- Physical Possession will not be given.
- Assured return of 12% p.a. payable on quarterly basis on amount deposited till offer of possession.
- Such return will be paid from the date of payment of 95% of Basic Sale Price.
- First rent/lease agreement will be executed by the company and lease rent of ₹ 42/- per sq.ft. per month for a period of 3 years after possession is assured by the company.
- In case actual rent exceeds ₹ 42/- per sq.ft. per month then excess amount will be shared equally.
- Assured return will be offered on Basic Sale Price (BSP) Only.

*The above plans are for limited period/stock. Company reserves the right to change its terms & conditions without giving any prior notice.

Other Charges

EDC & IDC	₹ 300/- Per Sq. Ft.
Executive Club Membership (Optional)	₹ 1,50,000/-

1 Meter = 3.28 Feet
1 Sq. Meter = 10.76 Sq. Feet

Note :

1. Registration of Sale Deed / Conveyance Deed is permissible by Competent Authority in the Project.
2. Prices are firm and escalation free from the respective dates of booking.
3. Government charges i.e., stamp duty, service tax or any government levies will be charged extra.
4. Prices indicated above are subject to revision at the discretion of the company. Prices prevailing on the date of booking shall be applicable.
5. Possession will be offered within 36 months with penalty clause as per Buyer's Agreement.
6. ECC & FFC, Power back up installation charges will be charged on actual Pro-rata basis at the time of offer of Possession in addition to the Price / charges stated above.
7. Registration Stamp Duty and any other charges, as applicable, shall be payable by the allottee before the execution of sale deed.
8. Prices, Assured Return and terms & conditions stated herein are merely with a view to acquaint the applicant and are not exhaustive. For detailed terms & conditions please refer to the application form, MOU and unit Buyer's Agreement.
9. Any additional facility, if provided, will be charged extra.
10. All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the Company or Competent Authority.
11. Interest Free Maintenance Security (IFMS) shall be payable extra @ 100/- per Sq. Ft. at the time of offer of possession.
12. Payment through Cheque / Demand Draft are to be made in favor of "RPS- INFINIA", payable at Delhi/Faridabad only. Outstation cheques are not acceptable.
13. In case of professional office under time/construction linked payment plan installment no. 10,11, 12 & 13 to be paid in favour of RPS-AZURE payable at Delhi/Faridabad only.
14. Basic Sale Price of Professional Office includes Complete Flooring-Virtified Tiles, false Ceiling, Painted Walls, Glass Partition, Director Table, Director Chair, Staff Chair, Work Stations, Wooden Cabinet, Sofa, Wall Paintings, Wall Clock, Electric work, Internet Cabling, AC, Wall lights, Wall Paper (If Required) etc.
15. In case possession is offered before 24 months of booking then all the payments as per Time/Construction Linked Payment Plan will become due on offer of possession.