

Additional Charges for Retail Space, Office Space, Low Rise Independent Office Floor and Virtual Space		
Car Parking (Mandatory)	₹2.95Lacs	As per Schedule
Club Membership (Mandatory)	₹75000	As per Schedule
Power Back Up (Per KVA)	₹25000	As per Schedule
Other Charges (Per Sq. Ft.) Lease Rent/EEC/FFC	₹300	As per Schedule
IFMS (Per Sq.Ft)	₹100	As per Schedule
Expressway Facing PLC (Per Sq. Ft.)	10% of BSP	As per Schedule
Atrium Facing PLC (Per Sq. Ft.)	7% of BSP	As per Schedule
Corner PLC's (Per Sq. Ft.)	10% of BSP	As per Schedule

#### RTGS DETAILS:

##### For Retail Space, Office Space, Low Rise Independent Office Floor, Virtual Office Space and Residences (950, 1295):

- Cheque/DD should be made in favor of "Unnati World - PNB21- 43860" payable at NCR only.
- Bank Name & Address - **Punjab National Bank, Sector - 18, Noida**  
A/c No.: **3702002100043860** | IFSC Code: **PUNB0370200**

##### For Vesta Suites and Residences (750, 1050):

- Cheque/DD would be made in favor of "Unnati World - PNB21-43860" payable at NCR only.
- Bank Name & Address - **Punjab National Bank, Sector - 18, Noida**  
A/c No.: **3702002100043639** | IFSC Code: **PUNB0370200**

#### TERMS & CONDITIONS:

- The Basic Sale Price is of indicated area and is not inclusive of other applicable charges mentioned above.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - The Interest Free Maintenance Deposit @ Rs.100.00 PSF of Super Area shall be payable extra before handing over the possession of the premises to the allottee.
  - Provisional Common Area Maintenance Charges for the first year shall be payable in advance.
- The Super Area mentioned in the brochure and/or other documents is indicative only.
- All Plans and layouts are subject to change at the sole discretion of the company or statutory authorities.
- Exact Super Area of office shall be calculated at the time of offer of possession of property as constructed. Increased/Decreased area shall be charged proportionately as per the prevailing market rates.
- The Super area means the covered area of the demised premises inclusive of the area under the periphery inclusive of the area under periphery walls area under columns and walls within the allotted individual tenant spaces (demised premises), half of the area of the wall common with other premises adjoining the demised premises, plumbing/Electric Shafts of the demised premises, total area of the refuge and terraces, and shafts, staircases, machine room, electric substation and other services and other common areas etc.
- The Actual Maintenance Charge shall be based on the actual cost by the concerned maintenance agency.
- Other terms and conditions shall be as per the Application Form and the Allotment Letter of the company.
- Prices are subject to revision/withdrawal at any time without notice at sole discretion of the company.
- The Additional Car Park space will be available at prevailing price at the time of request for additional car parking.
- Before issuance of Provisional Allotment Letter (PAL), no transfer or change in the name of the allottee shall be permitted.
- Service Tax & Other General Charges (As Applicable)
- Other Charges stands for Lease Rent, ESC, FFC

#### ADDITIONAL TERMS & CONDITIONS FOR VESTA SUITES:

- For additional Power Back-up allottee is liable to pay Rs.30000/- per KVA.
- After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with the payment of Administrative Charges.



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1 Sq. Mtr. = 10.764 Sq. Ft.

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W. e. f. - 7th Jan. 2015

## RETAIL SPACE

Unit Type	Proposed Super Area (Sq. Ft.)
Retail Space	300, 525, 800, 1200, 2000 and above

### "Flexi - 40:40:20" with 12% Assured Return - Payment Plan at ₹12,500/- Sq. Ft.

S. No.	Payment Due	% of Total
1.	On Application for Booking	40% of BSP + All PLCs and Other Charges (LR, EEC, FFC)
2.	On the Super Structure	40% of BSP + Car Parking + Club Membership & Power Backup Charges
3.	On Offer of Possession	20% of BSP + IFMS

Note: Without Assured Return (Plan 40: 40: 20) at 10,400/- per sq. ft.

### Construction Linked Payment Plan ₹12,500/- Sq. Ft. (Without Assured Return)

S. No.	Payment Due	% of (BSP + PLC + All Other Charges)	S. No.	Payment Due	% of (BSP + PLC + All Other Charges)
1.	On Application for Booking	5 Lac	6.	On Completion of 10th Floor	10%
2.	Within 45 days from Booking	20%-Less Booking Amount	7.	On Completion of 15th Floor	10%
3.	Within 90 days from Booking	10%	8.	On Completion of Top Floor	10%
4.	On Foundation Casting	10%	9.	On Completion of External Facade	10%
5.	On Completion of Ground Floor	10%	10.	On Offer of Possession	10%+IFMS

### "Down Payment 80:20 Payment Plan at ₹8,900/- Sq. Ft. (Without Assured Return)

S. No.	Payment Due	% of Total
1.	On Application for Booking	80% of BSP + All PLCs and Other Charges (LR, EEC, FFC)
2.	On Offer of Possession	20% of BSP + Car Parking + Club Membership, IFMS & Power Backup Charges

## OFFICE SPACE

Unit Type	Proposed Super Area (Sq. Ft.)
Office Space	250, 500 and above
Low Rise Independent Office Floor	1200 Sq. Ft. and above
Virtual office Space	150 Sq. Ft. and above

### "Down Payment - 80:20" with 12% Assured Return at ₹6,000/- Sq. Ft

S. No.	Payment Due	% of Total
1.	On Application for Booking	80% of BSP + All PLCs and Other Charges (LR, EEC, FFC)
2.	On Offer of Possession	20% of BSP + Car Parking + Club Membership, IFMS & Power Backup Charges

Note: Without Assured Return (Plan 80:20) at 4,350/- per sq. ft.

### Construction Linked Payment Plan ₹5,000/- Sq. Ft (Without Assured Return)

S. No.	Payment Due	% of (BSP + PLC + All Other Charges)	S. No.	Payment Due	% of (BSP + PLC + All Other Charges)
1.	On Application for Booking	5 Lac	6.	On Completion of 10th Floor	10%
2.	Within 45 days from Booking	20%-Less Booking Amount	7.	On Completion of 15th Floor	10%
3.	Within 90 days from Booking	10%	8.	On Completion of Top Floor	10%
4.	On Foundation Casting	10%	9.	On Completion of External Facade	10%
5.	On Completion of Ground Floor	10%	10.	On Offer of Possession	10%+IFMS

### "Flexi - 50:25:25" Payment Plan at ₹5,000/- Sq. Ft. (Without Assured Return)

S. No.	Payment Due	% of Total
1.	On Application for Booking	50% of BSP + All PLCs and Other Charges (LR, EEC, FFC)
2.	On the Super Structure	25% of BSP + Car Parking + Club Membership & Power Backup Charges
3.	On Offer of Possession	25% of BSP + IFMS

Note: CLP and Flexi Plans are not available for Virtual Office Space.

## VESTA SUITES

Unit Type	Proposed Super Area (Sq. Ft.)
Service Suites	500, 725, 1400

### Construction Linked Payment Plan ₹6,500/- Sq. Ft. (Without Assured Return)

S. No.	Payment Due	% of (BSP + PLC + All Other Charges)	S. No.	Payment Due	% of (BSP + PLC + All Other Charges)
1.	On Application of Booking	3 Lac	6.	On Completion of 10th Floor	10%
2.	Within 45 days from Booking	20%-Less Booking Amount	7.	On Completion of 15th Floor	10%
3.	Within 90 days from Booking	10%	8.	On Completion of Top Floor	10%
4.	On Foundation Casting	10%	9.	On Completion of External Facade	10%
5.	On Completion of Ground Floor	10%	10.	On Offer of Possession	10%+IFMS

### "Down Payment" with 12% Assured Return at ₹6,500/- Sq. Ft

S. No.	Payment Due	% of Total
1.	On Application for Booking	80%
2.	On Offer of Possession	20%

### Floor PLC's

Ground Floor - ₹225 psf	3rd Floor - ₹150 psf	5th Floor - ₹100 psf
1st Floor - ₹200 psf	4th Floor - ₹125 psf	7th Floor - ₹50 psf
2nd Floor - ₹175 psf	6th Floor - ₹75 psf	8th Floor - ₹25 psf

### PLC Charges

Lake Facing PLC (Per Sq. Ft.)	10% of BSP	Payable within 30 days from booking
Road Facing PLC (Per Sq. Ft.)	5% of BSP	Payable within 30 days from booking
Corner Facing PLC (Per Sq. Ft.)	10% of BSP	Payable within 30 days from booking

## RESIDENCES

Unit Type	Proposed Super Area (Sq. Ft.)
Residential	750, 1050 and 950, 1295

### FLOOR BSP

FLOOR	BSP	FLOOR	BSP	FLOOR	BSP	FLOOR	BSP	FLOOR	BSP
1	4725	5	4625	9	4525	13	4425	17	4325
2	4700	6	4600	10	4500	14	4400	18	4300
3	4675	7	4575	11	4475	15	4375	19	4275
4	4650	8	4550	12	4450	16	4350	20	4250

### CONSTRUCTION LINKED PAYMENT PLAN

S. No.	Payment Due	% of (BSP + PLC + Other Charges)
1.	On Application of Booking	5 Lac
2.	Within 45 days from Booking	20%-Less Booking Amt.
3.	Within 90 days from Booking	10%
4.	On Foundation Casting	10%
5.	On Completion of Ground Floor	10%
6.	On Completion of 10th Floor	10%
7.	On Completion of 15th Floor	10%
8.	On Completion of Top Floor	10%
9.	On Completion of External Facade	10%
10.	On Offer of Possession	10%+IFMS

### "Down Payment" without Return @15% discount on BSP

S. No.	Payment Due	% of (BSP + PLC + Other Charges)
1.	On Application for Booking	10%
2.	Within 90 Days from Booking	85%
3.	On Offer of possession	5% + IFMS

### "Special 50:25:25" Payment Plan

S. No.	Payment Due	% of (BSP + PLC + Other Charges)
1.	On Application for Booking	50%
2.	On Completion of Super Structure	25%
3.	On Offer of possession	25% + IFMS

### Variable PLC Charges

Road Facing - ₹50/- Sq. Ft.	Park Facing - ₹75/- Sq. Ft.	Corner Facing - ₹75/- Sq. Ft.
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### Other Charges

Covered Car Parking - ₹2,95,000/-	Club Membership - ₹75,000/-	Power Back-up (Per KVA) - ₹25,000/-
Lease Rent - ₹85/- Sq. Ft.	FFC - ₹50/- Sq. Ft.	ESC - ₹50/- Sq. Ft.
		IFMS - ₹35/- Sq. Ft.