

PAYMENT PLAN

For allotment of space on leasehold basis in Information Technology Park named 'SPIRE TEC' to be constructed & developed at Plot No. TZ-13A, Sector Tech Zone, Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh)

100% DOWN PAYMENT PLAN WITH 12% P.A. ASSURED RETURN

Basic Price:	As applicable
Booking Amount:	Rs. 2,00,000/-
First Installment:	20% of basic price (including booking amount) within 30 days from date of booking
Second Installment:	80% of basic price within 60 days from date of booking

Note:

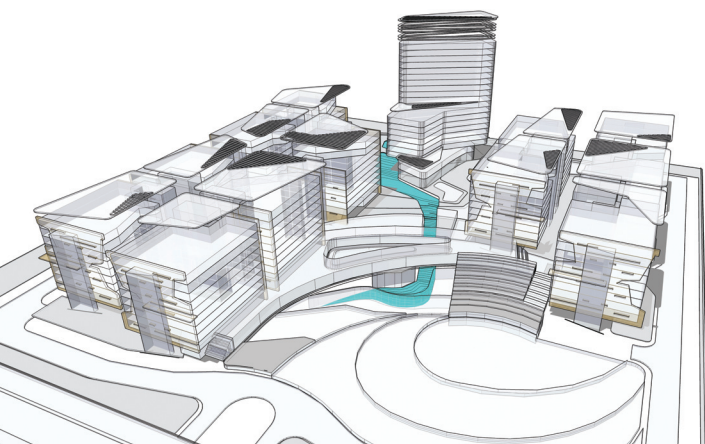
- (1) 'Date of Booking' refers to date when application for booking is submitted to the developer.
- (2) Service Tax as applicable shall be payable extra in accordance with law.
- (3) Other charges (if any) shall be payable as per terms and conditions of booking.
- (4) With effect from the date of receipt of second installment (i.e., with effect from the date of receiving 100% of basic price) developer will pay returns @ 12% (Twelve Percent) per annum on the amount of basic price received by developer. Service Tax on Basic Price shall not be included for calculating this return. Interest paid on account of delay in payment of any installment of basic price will not be included in calculating this return. This return shall be payable on monthly basis after deducting TDS. This return shall be inclusive of all Taxes and Levies including Service Tax, if applicable on such returns. This return shall be payable till the date of offer of possession of space. No returns shall be paid on excess payments, if made.
- (5) Developer represents that the applicant shall receive a minimum of Rs. 40/- (Rupees Forty only) per month per square feet of space booked by applicant towards rent/return or otherwise, for a period upto three years with effect from date of offer of possession of said space by developer. This shall be effective upon and in lieu of the applicant providing his space for further sub-lease alongwith his proportionate share of common amenities and car parking. During this period CAM & other charges mentioned in clause 22 of terms & conditions of booking shall be paid by occupier/user of space. This condition (i.e., everything contained in this note No. 5) shall not be applicable if applicant(s) opts/gets allotment of separately lockable space.

50% DOWN PAYMENT PLAN WITH 11% P.A. ASSURED RETURN

Basic Price:	As applicable
Booking Amount:	Rs. 2,00,000/-
First Installment:	20% of basic price (including booking amount) within 30 days from date of booking
Second Installment:	30% of basic price within 60 days from date of booking
Third Installment:	25% of basic price within one year from date of booking
Fourth Installment:	25% of basic price within two years from date of booking

Note:

- (1) 'Date of Booking' refers to date when application for booking is submitted to the developer.
- (2) Service Tax as applicable shall be payable extra in accordance with law.
- (3) Other charges (if any) shall be payable as per terms & conditions of booking.
- (4) With effect from the date of receipt of second installment (i.e., with effect from the date of receiving 50% of basic price) developer will pay returns @ 11% (Eleven Percent) per annum on the amount of basic price received by developer. With effect from the date of realization of third and fourth installment respectively, developer will also pay returns @ 11% (Eleven Percent) per annum thereon to applicant(s). In no case returns on amount of third installment shall begin prior to expiry of one year from the date of booking. In no case returns on amount of fourth installment shall begin prior to expiry of two years from the date of booking. Service Tax on basic price shall not be included for calculating this return. Interest paid on account of delay in payment of any installment of basic price will not be included in calculating this return. This return shall be payable on monthly basis after deducting TDS. This return shall be inclusive of all taxes and levies including Service Tax, if applicable on such returns. This return shall be payable till the date of offer of possession of space. No returns shall be paid on excess payments, if made.
- (5) Developer represents that the applicant shall receive a minimum of Rs. 40/- (Rupees Forty only) per month per square feet of space booked by applicant towards rent/return or otherwise, for a period upto three years with effect from date of offer of possession of said space by developer. This shall be effective upon and in lieu of the applicant providing his space for further sub-lease alongwith his proportionate share of common amenities and car parking. During this period CAM & other charges mentioned in clause 22 of terms & conditions of booking shall be paid by occupier/user of space. This condition (i.e., everything contained in this note No. 5) shall not be applicable if applicant(s) opts/gets allotment of separately lockable space.



DOWN PAYMENT DISCOUNT PLAN

- Basic Price: As applicable
- Booking Amount: Rs. 2,00,000/-
- First Installment: 20% of basic price (including booking amount) within 30 days from date of booking
- Second Installment: 80% of basic price within 60 days from date of booking

Note:

- (1) 'Date of Booking' refers to date when application for booking is submitted to the developer.
- (2) Service Tax as applicable shall be payable extra in accordance with law.
- (3) Other charges (if any) shall be payable as per terms and conditions of booking.
- (4) In case developer fails to offer possession of space booked within three years from the date of booking, developer shall pay penalty @ 10% (Ten Percent) per annum on the amount of basic price received by developer with effect from 37th (Thirty Seventh) month from the date of booking till the date of offer of possession. This penalty shall be payable on monthly basis after deducting TDS. This penalty shall be inclusive of all Taxes including Service Tax, if applicable on such penalty. Service Tax on basic price shall not be included for calculating penalty. Interest paid on account of delay in payment of any installment of basic price will not be included in calculating penalty.
- (5) Developer represents that the applicant shall receive a minimum of Rs. 40/- (Rupees Forty only) per month per square feet of space booked by applicant towards rent/return or otherwise, for a period upto three years with effect from date of offer of possession of said space by developer. This shall be effective upon and in lieu of the applicant providing his space for further sub-lease alongwith his proportionate share of common amenities and car parking. During this period CAM & other charges mentioned in clause 22 of terms & conditions of booking shall be paid by occupier/user of space. This condition (i.e., everything contained in this note No. 5) shall not be applicable if applicant(s) opts/gets allotment of separately lockable space.

25%-25%-50% CONSTRUCTION LINKED PLAN

- Basic Price: As applicable
- Booking Amount: Rs. 2,00,000/-
- First Installment: 25% of basic price (including booking amount) within 30 days from date of booking
- Second Installment: 25% of basic price within 15 days from date of completion of construction of structure of building/tower
- Third Installment: 50% of basic price within 15 days from the date of offer for possession

Note:

- (1) 'Date of Booking' refers to date when application for booking is submitted to the developer.
- (2) Service Tax as applicable shall be payable extra in accordance with law.
- (3) Other charges (if any) shall be payable as per terms and conditions of booking.
- (4) In case developer fails to offer possession of space booked within three years from the date of booking, developer shall pay penalty @ 10% (Ten Percent) per annum on the amount of basic price received by developer with effect from 37th (Thirty Seventh) month from the date of booking till the date of offer of possession. This penalty shall be payable on monthly basis after deducting TDS. This penalty shall be inclusive of all Taxes including Service Tax, if applicable on such penalty. Service Tax on basic price shall not be included for calculating penalty. Interest paid on account of delay in payment of any installment of basic price will not be included in calculating penalty.
- (5) This plan is available on lockable space in multiples of 1,000 square feet only.

Additional Charges*

1. Preferential Location Charges:
First Floor: Rs. 300/- (Rupees Three Hundred Only) per square feet
Second Floor: Rs. 200/- (Rupees Two Hundred Only) per square feet
Third Floor: Rs. 100/- (Rupees One Hundred Only) per square feet
2. Car Parking Space:**
Open: Rs. 2,00,000/- (Rupees Two Lakhs Only)
Covered: Rs. 3,60,000/- (Rupees Three Lakh Sixty Thousand Only)
3. Power Backup Installation: Every space of 500 Square Feet will come with power backup of 1 KVA load. Additional power backup load will be payable extra as per then prevailing rates.
4. One Time Lease Rental charges: Rs. 100/- (Rupees One Hundred Only) per square feet.

* This list of additional charges is not exhaustive. Other charges are payable as per terms and conditions of booking. These charges are payable within 15 days from date of offer of possession.
** Subject to availability, car parking shall be provided and claimed for every 500 sq.ft. booked.

- Price, other charges and payment plans are subject to change without any notice. Please check the prices and payment plans applicable on the date of booking.
- 1sq. ft. = 0.093 sq. mtr.
- Payment terms are to be read alongwith the terms & conditions stated in the Booking Application Form.

