

Office Spaces @ WTC Chandigarh Aerocity

World Trade Centre - Chandigarh Aerocity				
S. No	Head	Description	Details	Remarks
1	Product	Office spaces	Self-use and Trust managed office spaces	
2	Sizes		500 sq ft and 1,000 sq ft in WTC Towers and approx. 3,000 sq ft in Signature Tower	
3	BSP	WTC Towers A B C	BSP @ Rs. 6,850 / Sq. Ft.	<ul style="list-style-type: none"> ▪ Pre-launch Festive Offer discount of Rs.400/ psf ▪ Floor rise, corner, terrace PLC as applicable
		WTC Signature	BSP @ Rs. 8,250 / Sq. Ft.	
4	Transfer policy	WTC Towers A B C	First Transfer free after 70% BSP	
		Signature	First Transfer free after Offer of Possession	
5	Discounting	Brokers	Maximum upto 3% discount may be adjusted on Application form	
6	Validity	MOU Valid till	31st March 2016	

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Payment Plans:

1. CLP : Construction Linked Plan

Sl.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10% of BSP less booking amount
3	Within 60 days booking	10% of BSP (Agreement stage)
4	On commencement of excavation	10% of BSP
5	On commencement of casting for plinth level	10% of BSP
6	On commencement of casting of 1 st floor	10% of BSP
7	On commencement of casting of 4 th floor	10% of BSP
8	On commencement of casting of 7 th floor	10% of BSP
9	On commencement of casting of 10 th floor	10% of BSP
10	On commencement of casting of top floor slab	10% of BSP
11	On commencement of finishing works	5% of BSP +50% of Car Parking
12	On commencement of Façade works	5% of BSP +50% of Car Parking
13	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

Note:

- CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- DBA to be executed after 20% payment is received from client.

2. DPP : Down Payment plan

95% Down Payment Plan with 12% discount on BSP

Sl.	Name	Stage
1	Booking Amount	Rs.2,00,000 lac booking amount
2	Within 30 Days of booking	10% of BSP Less booking amount
3	Within 60 Days of booking	10% of BSP (Agreement Stage)
4	Within 90 days of booking	75% of BSP
5	On commencement of finishing works	50% of Car Parking
6	On commencement of Façade works	50% of Car Parking
7	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

Note:

- DBA to be executed after 20% payment is received from client.

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3.

A. C.APP SECURE : With Assured Return of 10% on 70% payment, up to possession or 4 years (whichever is earlier)

Sl.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10.0% of BSP, Less booking amount
3	Within 60 days booking	10% of BSP (Agreement Stage)
4	Within 6 months of booking	12.5% of BSP
5	Within 12 months of booking	12.5% of BSP
6	Within 18 months of booking	12.5% of BSP
7	Within 24 months of booking	12.5% of BSP
8	On commencement of casting of top floor slab	7.5% of BSP
9	On commencement of finishing works	7.5% of BSP +50% of Car Parking
10	On commencement of Façade works	7.5% of BSP +50% of Car Parking
11	On offer of possession	7.5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

Note:

- CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- DBA to be executed after 20% payment is received from client.

B. C.APP Plus : Step-Up (Upgrade to 11% Return with pre-payment of 70% within 90 days).

Sl.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10.0% of BSP, Less booking amount
3	Within 60 days booking	10.0% of BSP (Agreement stage)
4	Within 90 days of booking	50% of BSP
5	On commencement of casting of top floor slab	7.5% of BSP
6	On commencement of finishing works	7.5% of BSP +50% of Car Parking
7	On commencement of Façade works	7.5% of BSP +50% of Car Parking
8	On offer of possession	7.5% of BSP + IFMS + Stamp Duty + Registration and other applicable charges

Note:

- CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- DBA to be executed after 20% payment is received from client.

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4. WTC Membership Plan (50:50 Payment Plan) Only applicable on WTC Signature Tower

50%

Sl.	Payment stage	Payable
1	Booking Amount	Rs. 2,00,000/-
2	Within 30 days of booking	10% of BSP Less booking amount
3	Within 60 days booking	10% of BSP (Agreement stage)
4	On commencement of excavation	5% of BSP
5	On commencement of casting for plinth level	5% of BSP
6	On commencement of casting of 10 th . Floor slab	5% of BSP
7	On commencement of casting of top floor	5% of BSP
8	On commencement of finishing works	5% of BSP
9	On commencement of Façade works	5% of BSP

50%

10	On offer of possession	8% of BSP + IFMS and other applicable charges
	Option A	+3.5% as first instalment payable Subsequently 11 Quarterly instalments of 3.5% each
	Option B	Down payment of 12 Quarterly Instalments with a down payment discount of 10%

Note:

- CLP instalments shall become payable on demand upon reaching the stage irrespective of the serial order in which they are listed.
- DBA to be executed after 20% payment is received from client
- Secondary agreement to be entered into if opting for quarterly instalment plan.
- Registry and Stamp duty applicable at time of 100% payment of all dues

Sales Schemes for Channel partners

1. **Kick-starter Programme** – The Channel Incentive Scheme (Only for Pre-launch period –we will take booking under this scheme for cheques cleared/payment received in our account till 4th December 2015 EoD with EOI):

Milestones (In Sqft)	City Specific Programs	Open to All
5,000	Royal Enfield Desert Storm 500 cc x 12 nos	Royal Enfield Desert Storm 500 cc x 12 nos
10,000		Harley Davidson Street 750 x 4 nos
1,00,000		Landover Freelanders 2s x 1 nos

Terms & Conditions:

- The above are applicable on “first-past-the-post basis” based on priority established by completed EOI’s and ratified by completed DBA’s.
- Channels achieving above slabs would have options of either availing the gift or targeting the next milestone.
- In case he chooses to avail the gift at a particular stage, he will have to start from zero again to be eligible for the next milestone. In any case he will not be eligible for the stage for which he has already availed the offer.
- Vehicle(s) will be handed over at on-road prices. However, TDS shall be borne by the winner.
- The above mechanism of area slabs will be only for incentive scheme and may not be taken as benchmark for calculating brokerage or any other incentive.

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WTC Chandigarh, Aerocity, Distribution

Brokerage slabs:

Slab (Area in sq ft)	Commission
0 to 10,000	7.00%
Above 10,000 up to 25,000	8.00%
Above 25,000	9.00%

Service Tax extra

Brokerage Disbursement Stages:

Plan	Payment Stage	Brokerage to be released
Applicable to all Payment plans	on 20% (Agreement)	50%
CLP	On 30%	75%
	On 40%	100%
DP	On 95%	100%
C.APP Secure	32.50%	75%
	45%	100%
C.APP Plus Plan	70%	100%
WTC Membership Plan (Signature Tower)	30%	75%
	40%	100%