

KW Delhi 6

freedom shopping

CC Obtained

Payment Plan for Lockable Shops Valid till 30-06-2022

Payment Plan

| CONSTRUCTION LINKED PLAN LG - 789 | Basic Sale Price |
|-----------------------------------|-------------------|
| At the time of Booking | 10% of TOTAL COST |
| With in 20 Days from Booking Date | 20% of TOTAL COST |
| 45 Days from Booking Date | 70% of TOTAL COST |

In this case, We are ensuring the association of the brand with your shop . In Case Lease/Rent doesn't occur, then the Company will provide a **3 Years Lease Guarantee** as mentioned below, subject to receiving the full payment of the booked shop.

Lease Guarantee amount

@ 7 % p.a. would be payable to the client from 1st July 2022 to 30th June 2023 and thereafter

@ 8% p.a. would be payable to the client for one year from 1st July 2023 to 30th June 2024 and thereafter

@ 9% p.a. for the balance period (3-2=1 year) i.e. upto 30th June 2025.

Reliance Area Scheme- (LG-103 to LG-125) | **MAX Area Scheme-** LG 84 to LG 90 | **Fourth Floor Scheme-** LG- for 9 years

@ 9% p.a. would be payable to the client for first 5 year (approx) from 1st July 2022 to 30th June 2027 and thereafter

@ 10% p.a. would be payable to the client for the next 4 year from 1st July 2027 to 30th June 2031.)

Key Notes:

- One KVA Power Backup is included in the BSP* and for additional power backup Rs.25000/- and taxes as applicable per KVA is chargeable.
- Cheque / bank draft to be issued in favor of "KW HOMES PVT. LTD."
- Electric meter charges, maintenance charges, registration, stamp duty, Legal & Professional fee, service tax/GST or any other govt. levied charges will be extra. This may be added as Utilities Charges
- Company reserves its right to change the cost/payment plan without any prior notice.
- Mandatory documents are required for booking i.e. Pan card /Address proof/Id proof/photo.
- IFMS @ Rs.200/- per sq. ft. on carpet area, shall be paid by client to developer / Maintenance Agency at the time of offer for possession.
- CAM will be charged @ Rs.28/- per sq ft except the food court area on the third floor. Further at the third floor (food Court Area) & at fourth floor AC Area, it will be charged @ Rs. 50 per sq ft. on super area or as actual whichever is higher.

Payment Plan for Unlockable Shops Valid Till 30-06-2022

| CONSTRUCTION LINKED PLAN LG - 9 | Basic Sale Price |
|-----------------------------------|-------------------|
| At the time of Booking | 10% of TOTAL COST |
| With in 45 Days from Booking Date | 20% of TOTAL COST |
| within 45 Days from Booking Date | 65% of TOTAL COST |
| At the time of sale deed | 5% of TOTAL COST |

Company will provide a **9 Years Lease Guarantee** with effect from 1st July 2022 to 30th June 2031, subject to receiving the full payment of the booked shop.

Lease Guarantee amount - (Option-1)

@12% p.a. would be payable to the client from 1st July 2022 to 30th June 2023 and thereafter

@ 9% p.a. for the balance period (9-1=8 years) i.e. 30th June 2031.

Lease Guarantee amount - (Option-2)

@ 9% p.a. would be payable to the client from 1st July 2022 to 30th June 2027 and thereafter

@ 10% p.a. for the balance period (9-5=4 years) i.e. from 1st July 2028 to 30th June 2031

"Notes" (T&C) for Unlockable Space (Virtual) :

- In case of buy back, Lockin period is 5 years and after that Client can exit any time with the Invested amount. No appreciation will be there.
- Cheque / bank draft to be issued in favor of "Vincley Estates Pvt.Ltd."
Account No.920020069235064
IFSC Code:UTIB0000723
Bank Name: Axis Bank Ltd , Branch: Sector-62, Noida
- Maintenance charges, registration, stamp duty, Legal & Professional fee, service tax/GST or any other govt. levied charges will be extra and the same would be borne by the Client.
- Company reserves its right to change the cost/payment plan/location of retail space without any prior notice.
- Mandatory documents are required for booking i.e. pan card /address proof/Id proof/photo.
- IFMS @ Rs. 100/- per sq. ft. on Super area, shall be paid by client to the Company / Maintenance Agency at the time of execution of ATS.
- CAM will be charged @ Rs. 28 per sq. ft. on super area basis or actual whichever is higher after the Lease Guarantee period.
- It is an undivided, un-paroned, unlockable retail space being part of large commercial /retail space . The leasing rights shall remain with the company for the period as decided by the Company. The Company will ensure lease guarantee for a specific period. After the expiry of the Lease Guarantee period, the Client will get the Actual rent. However 10% Administration Charges will be deducted from receivable lease Rentals which will be received by the company from the Tenant / Brands.
- The Company Shall have absolute rights to rent out the said undivided/unpartitioned/unlockable retail space on behalf of the owner to any party/ company."

