

 **RPS**  
**XYPARK**  
THE NEW-AGE BUSINESS DESTINATION, SOUTH OF DELHI  
NH-2, FARIDABAD, DELHI NCR

**Price List**  
w.e.f. 31-Jan-11



A workspace that's so  
**much more** than a space for work!

Floor	Basic Sale Price (per Sq.Ft.)
Fourth Floor and above	₹ 6250/-
Third Floor	₹ 6500/-
Second Floor	₹ 7000/-
First Floor	₹ 7500/-
Ground Floor - Back	₹ 8500/-
Ground Floor - Front	₹ 9500/-

### Additional Charges

Power Back-up	₹ 25000/- per KVA
EDC & IDC	₹ 180/- per Sq.Ft.

### Payment Plan

#### (A) Assured Return Payment Plan - Special Discount on BSP of ₹ 250/- per Sq.Ft.\*

At the Time of Booking	₹ 600/- per Sq.Ft.
Within 45 days of Booking	₹ 4855/- per Sq.Ft. (after Special Discount)
On offer of possession	₹ 545/- per Sq.Ft. + 100% Additional Charges + Other Charges as applicable

#### Option – I Assured Return with Physical Possession\*

- 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 actual payment of "within 45 days" installment.
- In case of allotment on Ground, First, Second & Third floor, difference amount of BSP as compared to Fourth Floor BSP shall be paid with in 45 days of booking. However, Assured return of 11% p.a. shall also be payable on this additional amount.
- Physical possession will be given.

#### Option – II Assured Return with First Lease\*

- 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 actual payment of "within 45 days" installment.
- First rent/lease agreement will be executed by the company and lease rent of Rs. 50/- per sq. ft. per month for a period of 2 years after possession is assured by the company.
- In case actual rent exceeds Rs. 50/- per sq. ft. per month then excess amount will be shared equally.

#### (B) Flexi Payment Plan with Assured Return - Special Discount on BSP of ₹ 250/- per Sq.Ft.\*

At the Time of Booking	10% of BSP
Within 45 days of Booking	Minimum 40% of BSP
Balance BSP	10 Equal installments as per Construction Linked Payment Plan

- Assured return of 11% p.a. payable on quarterly basis on amount deposited till offer of possession to be paid from the date of actual payment of minimum 50% of BSP. No assured return will be given on the balance amount paid as per Construction Linked Payment Plan.
- 1st installment of balance 10 equal installments shall become due on Casting of 2nd basement floor slab and further installments, additional charges and other charges as applicable will become due as per construction linked payment plan respectively.
- No construction linked payment as above will be demanded till 31-Dec-2011. However on the basis of stage of the construction all such payments will become due on 01-Jan-2012.
- Physical possession will be given.

**(C) Construction Linked Payment Plan - Special Discount on BSP of ₹ 600/- per Sq.Ft.\***

At the Time of Booking	10% of BSP
Within 45 Days of Booking	7.5% of BSP
Within 90 Days of Booking	7.5% of BSP
On Start of Excavation	10% of BSP
On Casting of 2nd Basement Floor Slab	10% of BSP
On Casting of 1st Basement Floor Slab	10% of BSP
On Casting of Ground Floor Slab	10% of BSP
On Casting of 2nd Floor Slab	5% of BSP
On Casting of 3rd Floor Slab	5% of BSP
On Casting of 4th Floor Slab	5% of BSP
On Casting of Last Floor Slab	5% of BSP
On Completion of Super Structure	5% of BSP
On Completion of External Facade	5% of BSP + 50% Additional Charges
At the time of Offer of Possession	5% of BSP + 50% Additional Charges + Other Charges as applicable

\* The above said plans/Special Discount are available for limited period/stock. Company may change its terms & conditions without giving any prior notice.

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.**
- Prices are firm and escalation free from the respective dates of booking.
- Prices indicated above are subject to revision at the discretion of the company. Prices prevailing on the date of booking shall be applicable.
- External Development Charges (EDC) & Infrastructure Development Charges (IDC), Additional Charges, PLC (if any) and any other charges shall be payable additionally as per Buyer's Agreement/Payment Plan.
- Possession will be offered within 36 months with penalty clause as per Buyer's Agreement.
- ECC & FFC will be charged on actual Pro-rata basis at the time of offer of Possession in addition to the Price/charges stated above.
- Registration Stamp Duty and any other charges, as applicable, shall be payable by the allottee before the execution of sale deed.
- Price, assured return, 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.
- The payment due at the time of booking (other than booking amount) on the basis of construction linked payment plan shall be paid within 45 days of booking and the balance shall be paid as per construction linked payment plan.
- Any additional facility, if provided, will be charged extra.
- All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the Company or Competent Authority.
- Interest Free Maintenance Security (IFMS) shall be payable extra @ ₹ 100/- per Sq. Ft. at the time of offer of possession.
- Payment through Cheque/Demand Draft are to be made in favour of "RPS-OXYPARK", payable at Delhi/Faridabad only. Outstation cheques are not acceptable.