AERO CITY, MOHALI

INTERNAL DISCUSSION DOCUMENT | IDD 1.1

INTERNAL SALES, INTERNS & CHANNEL PARTNERS' DISCUSSION DOCUMENT

PROJECT HIGHLIGHTS

- Approx. 10 Acre Mixed-Use GMADA Auctioned Land at, Aero City, Mohali.
- Prime Corner Site with Approx. 1,275 Ft. Frontage.
- Strategically Located on 170 Ft. to 200 Ft. Wide Roads.
- Trusted Developer with a Proven Track Record of Always Before Time Quality Possession.
- Luxury Housing, Retail, Office Spaces, Service Suites, SOHO, Hospitality and More.

Luxury Housing Approx. Size: 1851 Sq.Ft., 3BHK, Earnest Money: 31 Lacs (Finished)
Basic Sale Price = 9,900
Pre-Launch Offer Price = 9,500

LIMITED PERIOD PAYMENT PLANS

Proposed Payment Plan (Valid till Further Information)		
Token	**Token**	**Rs.11 Lacs Cheque/RTGS Immediate**
Earnest Money (EM) For EOI	EM	(-Token) 30 Days From Token (For EOI)
Rera Announcement/Agreement	35%-EM	30 Days for Rera Announcement + Additional Car Parking Payment.
Casting of Foundation	10%	On Casting of Foundation
Mid Structure	10%	On Completion of Half Structure
Super Structure	10%	On Completion of Full Structure
Ceiling/Interior Stage	10%	On Completion of False Ceiling
Flooring Stage	15%	On Completion of Flooring
On Offer of Possession	10%	PLC + Other Charges On O.O.P(If any)
Total	**100%**	

IMPORTANT TERMS & CONDITIONS

1. Car Parking 1st Included, 2nd Optional Car Parking @10 Lacs Before Rera, thereafter 15 Lacs Each Additional Car Parking.

2. Transfer Policy Unlimited transfers shall be permitted free of charge until the RERA Announcement. One transfer after the RERA Announcement shall be permitted free of charge. Thereafter, transfer charges of ₹100 per Sq. Ft. plus applicable GST per transfer shall apply, calculated on the Super Area, subject to the applicable Agreement and law. Such charges shall not apply in the case of direct registration from the Builder, where legally and contractually applicable

3. Statutory & Other Applicable Charges, GST, Area & Documentation: All areas mentioned herein are approximate and subject to final measurement / verification and permissible variation in accordance with the Agreement and applicable law. PLC, GST, registration charges, stamp duty and all other applicable statutory levies, taxes, duties, fees and charges shall be payable by the intending Allottee(s) at the applicable rates and as per prevailing law. Other statutory / **applicable charges @ INR 700 per sq. ft.,** if any, shall be payable at the time of Offer of Possession, subject to the prevailing policy and statutory requirements. This schedule shall be read together with the executed Agreement for Sale / Commercial Buyer's Agreement and other applicable project documents, which shall prevail in the event of any conflict, subject to applicable law.

CONFIDENTIALITY & DISCLAIMER

This document is intended solely for limited and confidential discussion with select channel partners and is not intended for public circulation, publication or mass distribution. The information, commercial terms, indicative pricing and payment structures contained herein are preliminary and subject to change, applicable approvals, registration and definitive documentation, wherever required. Nothing contained herein shall constitute a binding offer, allotment, agreement or commitment to sell, nor shall it create any right or obligation in favour of any person. No booking, allotment or transaction shall be concluded except in accordance with applicable law and the definitive documentation issued by the authorised promoter.

TERMS & CONDITIONS APPLY.