



PAYMENT PLAN

(w.e.f. 1st June 2021)

PP1 (With Assured Returns)	Down Payment Plan
Booking Within 30 days Possession	10% of BSP 95% of BSP to be complete 5% of BSP + Other Charges
PP2 (With Assured Returns)	Partial Payment Plan
Booking Within 30 days Within 180 days Possession	10% of BSP 50% of BSP to be complete 45% of BSP to be complete 5% of BSP + Other Charges
PP3 (No Returns)	Construction Linked Plan
Booking Within 30 days Within 60 days Within 120 days Within 180 days Within 240 days Within 300 days Possession	10% of BSP 20% of BSP to be complete 15% of BSP to be complete 15% of BSP to be complete 15% of BSP to be complete 15% of BSP to be complete 15% of BSP to be complete 5% of BSP + Other Charges

Terms and Conditions:

1. All cheques/drafts to be drawn in favour of "ROSY SINGLA-ROSELYN SQUARE".
2. All cheques/drafts are subject to realization.
3. All payments to be made according to the timelines opted/mentioned in the format of the payment plan.
4. Delay in the payment as per the opted/ mentioned payment plan will attract a penalty of 24% PA.
5. Promoter/s reserves the right to cancel the booking in case of delay in payment/s or any other subjective issue/s based on the discussion.
6. As per the Govt. norms, all the payment/s will be accepted alongwith the applicable GST.
7. The booking is applicable as per the builder buyer agreement which is to be signed separately and it supersedes all other conditions mentioned herewith.
8. Prices indicated are subject to revision at the sole discretion of the company. Price ruling at the time of booking and its acceptance by the company will be considered
9. Power backup @ Rs. 100/- per Sq. ft., FFC @ Rs. 100/- per Sq. Ft. EDC @ 100/- per Sq. ft. and IFMS @ Rs. 50/- per sq. ft.
10. 5% Extra P.L.C Charges for corner & green facing units.

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Retail Showrooms

UNIT	Block No.	Super Area Sq. Ft.	Size	BSP / Sq. Ft.	BSP
Lower Ground Floor	Block-2	2240	23.3 X 65	15,500/-	3,47,20,000/-
	Block-3	2491	26 X 65	15,500/-	3,86,10,500/-
	Block-3	1693	18 X 65	15,500/-	2,62,41,500/-
	Block-1	1287	15 X 60	13,500/-	1,73,74,500/-
Upper Ground Floor Double Height	Block 2 & 3	1373	15 X 44	16,500/-	2,26,54,500/-
Normal Height	Block 2 & 3	1693	18 X 65	19,500/-	3,30,13,500/-
Normal Height	Block-1	1287	15 X 60	15,500/-	1,99,48,500/-
First Floor	Block 2 & 3	1693	18 X 65	15,500/-	2,62,41,500/-
	Block 2 & 3	891	15 X 44	14,500/-	1,29,19,500/-
	Block-1	1287	15 X 60	14,500/-	1,86,61,500/-

ATM SPACE

Unit	Super Area Sq. Ft.	Size	BSP
Upper Ground Floor	86	8'-11" x 5'-0"	50,00,000/-
First Floor	86	8'-11" x 5'-0"	46,00,000/-
Second Floor	86	8'-11" x 5'-0"	35,00,000/-

BAY SHOPS

Unit	Super Area Sq. Ft.	Size	BSP / Sq. Ft.	BSP
Bay Shops (LGF)	281	15'-5"x10'-4'	NA	45,00,000/-
Bay Shops (UGF)	281	15'-5"x10'-4'	NA	70,00,000/-
Bay Shops (1st Floor)	281	15'-5"x10'-4'	NA	45,00,000/-

PINK MARKET SECOND FLOOR (BLOCK-1)

Unit No.	Type	Unit Size	Super Area	Rate per Sq. ft.(Rs)	BSP (Rs.)
SHOP NO -215	Retail	15'-7 1/2"X 6'-0"	188	15,500	29,14,000
SHOP NO -216	Retail	15'-7 1/2"X 9'-10"	307	15,500	47,58,500
SHOP NO -217	Retail	15'-7 1/2"X 9'-10"	307	15,500	47,58,500
SHOP NO -218	Retail	15'-7 1/2"X 9'-10"	307	15,500	47,58,500
SHOP NO -219	Retail	15'-7 1/2"X 13'-1"	380	15,500	58,90,000
SHOP NO -220	Retail	15'-7 1/2"X 13'-1"	380	15,500	58,90,000
SHOP NO -221	Retail	15'-7 1/2"X 9'-10"	307	15,500	47,58,500
SHOP NO -222	Retail	15'-7 1/2"X 9'-10"	307	15,500	47,58,500
SHOP NO -223	Retail	15'-7 1/2"X 9'-10"	307	15,500	47,58,500
SHOP NO -224	Retail	15'-7 1/2"X 6'-0"	188	15,500	29,14,000

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**SECOND FLOOR (BLOCK-1)**

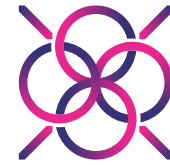
Unit No.	Type	Unit Size	Super Area	Rate per Sq. ft.(Rs)	BSP (Rs.)
SHOP NO -225	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -226	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -227	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -228	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -229	Retail	11'- 3"X 15'-3"	343	15,500	53,16,500/-
SHOP NO -230	Retail	17'-0"X 15'-3"	519	15,500	80,44,500/-
SHOP NO -231	Retail	8'-0" X 21'-9"	355	15,500	55,02,500/-
SHOP NO -232	Retail	8'-8" X 10'-9"	186	15,500	28,83,000/-
SHOP NO -233	Retail	8'-8" X 10'-9"	186	15,500	28,83,000/-
SHOP NO -234	Retail	8'-0" X 13'-3"	215	15,500	33,32,500/-
SHOP NO -235	Retail	14'-1" X 7'-1 1/2"	201	15,500	31,15,500/-
SHOP NO -236	Retail	14'-1" X 7'-1 1/2"	201	15,500	31,15,500/-
SHOP NO -237	Retail	14'-1" X 7'-1 1/2"	201	15,500	31,15,500/-
SHOP NO -238	Retail	14'-1" X 7'-1 1/2"	201	15,500	31,15,500/-
SHOP NO -239	Retail	8'-0" X 13'-3"	215	15,500	33,32,500/-
SHOP NO -240	Retail	8'-8" X 10'-9"	186	15,500	28,83,000/-
SHOP NO -241	Retail	8'-8" X 10'-9"	186	15,500	28,83,000/-
SHOP NO -242	Retail	8'-0" X 21'-9"	355	15,500	55,02,500/-
SHOP NO -243	Retail	17'-0"X 15'-3"	519	15,500	80,44,500/-
SHOP NO -244	Retail	11'-3"X 15'-3"	343	15,500	53,16,500/-
SHOP NO -245	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -246	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -247	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-
SHOP NO -248	Retail	11'-0"X 11'-4 1/2"	250	15,500	38,75,000/-

SECOND FLOOR (BLOCK-3)

Unit No.	Type	Unit Size	Super Area	Rate per Sq. ft.(Rs)	BSP (Rs.)
SHOP NO -201 A	Retail	12'-3"X 7'-6"	196	15,500	30,38,000/-
SHOP NO -201 B	Retail	12'-3"X 7'-6"	196	15,500	30,38,000/-
SHOP NO -201 C	Retail	12'-3"X 7'-10"	202	15,500	31,31,000/-
SHOP NO -202 A	Retail	18'-3" X 10'-0"	382	15,500	59,26,000/-
SHOP NO -202 B	Retail	8'-3"X 10'- 7 1/2"	188	15,500	29,14,000/-
SHOP NO -202 C	Retail	8'-3"X 10'- 7 1/2"	188	15,500	29,14,000/-
SHOP NO -202 D	Retail	8'-3"X 10'- 7 1/2"	188	15,500	29,14,000/-
SHOP NO -202 E	Retail	17'-7"X 10'-0"	368	15,500	57,04,000/-

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**SECOND FLOOR (BLOCK-3)**

Unit No.	Type	Unit Size	Super Area	Rate per Sq. ft.(Rs)	BSP (Rs.)
SHOP NO -203 A	Retail	11'-7"X 7'-6"	194	15,500	30,07,000/-
SHOP NO -203 B	Retail	11'-7"X 7'-6"	194	15,500	30,07,000/-
SHOP NO -203 C	Retail	11'-7"X 7'-10"	194	15,500	30,07,000/-
SHOP NO -204 A	Retail	8'-3"X9'-0"	158	15,500	24,49,000/-
SHOP NO -204 B	Retail	8'-3"X9'-0"	158	15,500	24,49,000/-
SHOP NO -204 C	Retail	8'-3"X9'-0"	158	15,500	24,49,000/-
SHOP NO -205 A	Retail	8'-3"X9'-0"	158	15,500	24,49,000/-
SHOP NO -205 B	Retail	8'-3"X9'-0"	158	15,500	24,49,000/-
SHOP NO -205 C	Retail	8'-3"X9'-0"	158	15,500	24,49,000/-
SHOP NO -206	Retail	13'-7 1/2"X 18'-6"	484	15,500	75,02,000/-
SHOP NO -207	Retail	11'-1"X 18'-6"	394	15,500	61,07,000/-
SHOP NO -208	Retail	11'-1"X 18'-6"	394	15,500	61,07,000/-
SHOP NO -209	Retail	13'-3"X 18'-6"	476	15,500	73,78,000/-
SHOP NO -210	Retail	9'-1" X 18' -6"	338	15,500	52,39,000/-
SHOP NO -211	Retail	11'-1" X 18'-6"	394	15,500	61,07,000/-
SHOP NO -212	Retail	11'-1" X 18' -6"	394	15,500	61,07,000/-
SHOP NO -213	Retail	11'-1" X 18' -6"	394	15,500	61,07,000/-
SHOP NO -214	Retail	13'-3" X 18'-6"	476	15,500	73,78,000/-

SECOND FLOOR (BLOCK-2)

Unit No.	Type	Unit Size	Super Area	Rate per Sq. ft.(Rs)	BSP (Rs.)
Counter 1	Food Court	14'-0"x 16'-0"	1104	14,500	1,60,08,000/-
Counter 2	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 3	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 4	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 5	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 6	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 7	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 8	Food Court	10'-9"X16'-0"	826	14,500	1,19,77,000/-
Counter 9	Food Court	11'-2"X16'-0"	826	14,500	1,19,77,000/-
Food Court Full Plate	Food Court	103'-2.5"X44'-0"	7712	14,500	11,18,24,000/-
Dine-In Food Courts	Food Court	16'-2"X44'-5"	1193	14,500	1,72,98,500/-
Dine-In Food Plate	Food Court	65'X44'-5"	4773	14,500	6,92,08,500/-

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(For Internal Use Only)



Third & Fourth Floor

KIOSK (Block-3)

Unit	Super Area Sq. Ft.	Size	BSP
Third Floor	86	8'-11" x 5'-0"	21,50,000/-
Fourth Floor	86	8'-11" x 5'-0"	20,50,000/-

LOCKABLE OFFICE SPACE (Block-3)

Unit	Super Area Sq. Ft.	BSP/ Sq. Ft.	BSP
11'-8" x 32'-0"/ 36'-0"	692	8,500/-	58,82,000/-
11'-4" x 32'-0"/ 36'-0"	636	8,500/-	54,06,000/-
11'-1" x 32'-0"/ 36'-0"	631	8,500/-	53,63,500/-
14'-7 1/2" x 32'-0"/ 36'-0"	856	8,500/-	72,76,000/-

DRY FOOD KIOSKS JANAB-E-AALI (Block-3)

Unit	Super Area Sq. Ft.	BSP/ Sq. Ft.	BSP
DRY FOOD COURT	300	13,330/-	39,99,000/-

SOHO (Block 1 & 2)

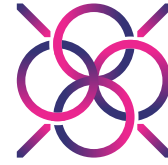
Unit	Super Area Sq. Ft.	BSP/ Sq. Ft.	BSP
11'-1" x 32'-0"/36'-0"	631	9,500/-	59,94,500/-
11'-4" x 32'-0"/36'-0"	636	9,500/-	60,42,000/-
13'-5"/17'-4"x 18'-4 1/2"	556	9,500/-	52,82,000/-
14'-7 1/2" x 32'-0"/36'-0"	856	9,500/-	81,32,000/-
27'-0"/23'-0" x 11'-2"	497	9,500/-	47,21,500/-
27'-0"/23'-0" x 11'-5"	526	9,500/-	49,97,000/-
27'-0"/23'-0" x 14'-11 1/2"	666	9,500/-	63,27,000/-
27'-0"/23'-0" x 14'-7 1/2"	666	9,500/-	63,27,000/-
27'-0"/23'-0" x 15'-11"	730	9,500/-	69,35,000/-
27'-0"/23'-0" x 18'-0"	834	9,500/-	79,23,000/-

OFFICE SPACES (Block-2)

Unit	Super Area Sq. Ft.	BSP/ Sq. Ft.	BSP
10'-8" X 21'-9"	525	9,000/-	47,25,000/-
10'-8" X 15'-1"	390	9,000/-	35,10,000/-
8'-9" X 15'-1"	340	9,000/-	30,60,000/-
8'-9" X 21'-9"	455	9,000/-	40,95,000/-
65'-0"X44'-5 3/4"	4773	9,000/-	4,29,57,000/-

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**Restaurant & Brewery**

Type	Unit Size	Super Area Sq. Ft.	BSP/ Sq. Ft.	BSP
Restaurant	30'-0" x 60'-0"	4110 with Terrace	10,000/-	4,11,00,000/-
Micro Brewery	65'X44'-5 ¾ "	10000 with Terrace	10,000/-	10,00,00,000/-

Leasing

Floor	Per Sq. Ft.
Lower Ground Floor	Rs. 70 to 80/- Sq. ft.
Upper Ground Floor	Rs. 80 to 100/- Sq. ft.
First Floor	Rs. 70 to 80/- Sq. ft.
Second Floor	Rs. 60 to 70/- Sq. ft.
SOHO/Office	Rs. 45 to 50 Sq. ft.
Food Court/Dry Counters	Rs. 65 to 70 Sq. ft.
Fine Dining with Rooftop	Rs. 50 Sq. ft.

Terms and Conditions:

- Rs. 1500/-sq.ft. Extra to be paid if Leasing done by Roselyn Square against basic indoor fittings. (Flooring, Fall Sealing, AC Installation etc.)
- Brand Signup fees extra to be paid.
- All payments to be made according to the timelines opted/mentioned in the format of the payment plan.
- Delay in the payment as per mentioned payment plan in agreement will attract a cancellation of Leasing.
- Promoter/s reserves the right to cancel the Leasing in case of delay in payments or any other subjective issue/s based on the discussion.
- As per the Govt. norms, all the payments will be accepted along with the applicable GST.
- Rents Mentioned are subject to revision at the sole discretion of the company. Rent ruling at the time of agreement and its acceptance by the company will be considered.
- Maintenance cost to be paid by unit owner.

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