

PRICE LIST / PAYMENT PLAN



MARINE SQUARE

SECTOR-102, GURGAON

Ref: MS/102/010218

FLOOR	BSP (in ₹ per sqft of super area)	Inaugural Discount (in ₹ per sqft of super area)	Net BSP (in ₹ per sqft of super area)
Ground Floor (Retail)	12577/-	400/-	12177/-
First Floor (Retail)	10077/-	400/-	9677/-
Second Floor (Retail)	8777/-	400/-	8377/-

ADDITIONAL CHARGES

EDC/IDC	₹ 550/- per sqft.
RIGHT TO USE CAR PARK (CP)	₹ 2,97,000/- per bay
ELECTRIFICATION CHARGES (EC)	₹ 150/- per sqft.
INTEREST FREE MAINTENANCE SECURITY (IFMS)	₹ 100/- per sqft.
CONTINGENCY/ SINKING FUND DEPOSIT	₹ 10/- per sqft.
BOCW WELFARE CESS	As applicable

PREFERENTIAL LOCATION CHARGES

TYPE	GROUND FLOOR	FIRST FLOOR
75 MT ROAD FACING	10% of BSP	7% of BSP
CORNER	7% of BSP	5% of BSP
BOULEVARD/ ATRIUM FACING	5% of BSP	3% of BSP

*Max cumulative PLC for GF and FF shall be 20% and 12.5% respectively.

PAYMENT PLAN

FLEXI ASSURED RETURN PLAN*	
At the time of Booking	10% of BSP
Within 60 Days of Booking	40% of BSP
On commencement of Ground Floor Roof Slab	5% of BSP
On commencement of 1st Floor Roof Slab	5% of BSP
On commencement of 2nd Floor Roof Slab	5% of BSP
On Commencement of Top Floor Roof Slab	5% of BSP
On Commencement of Internal Plaster	5% of BSP
On commencement of External Plaster	5% of BSP
On commencement of Flooring	5% of BSP
On Offer of Possession	15% of BSP+100% of (EDC/ IDC +PLC+ CP+EC+IFMS) + Registration & Other Charges as applicable

*Assured return only on 50% of BSP

ASSURED POSSESSION LINKED PLAN*

At the time of Booking	10% of BSP
Within 60 Days of Booking	40% of BSP
Within 12 months of booking	25% of BSP
On Offer of Possession	25% of BSP + 100% of (EDC / IDC + PLC + CP + EC + IFMS) + Registration & Other Charges as applicable

*Assured Return on 50% of BSP & 25% of BSP as per schedule

CONSTRUCTION LINKED PAYMENT PLAN

At the time of booking	10% of BSP
Within 60 days of booking	10% of BSP
On Commencement of Ground Floor Roof Slab	10% of BSP + 25% EDC / IDC
On Commencement of 1st Floor Roof Slab	10% of BSP + 25% EDC / IDC
On Commencement of 2nd Floor Roof Slab	10% of BSP + 25% EDC / IDC
On Commencement of Top Floor Roof Slab	10% of BSP + 25% EDC / IDC
On Commencement of Internal Plaster	10% of BSP + 50% of PLC
On Commencement of External Plaster	7.5% of BSP + 50% of PLC
On Commencement of Flooring	7.5% of BSP
On Offer of Possession	15% of BSP + 100% of (CP + EC + IFMS) + Registration & Other Charges as applicable

NOTE

- BSP refers to Basic Sale Price.
- GST, VAT and other taxes extra as applicable.
- EDC / IDC & PLC (if any), payable extra as applicable.
- No Assured on GST, VAT and other taxes.
- Amount payable additional at the time of offer of possession shall interalia include - Registration Charges , Stamp duty, Electrical Equipment Cost, Fire Fighting Charges, Maintenance Security, Contingency / Sinking Fund Deposit, and other charges.
- Maintenance charges shall be payable extra in advance on the basis of Super Area of the unit as determined by the company at the time of offer of possession.
- Payment plan / scheme subject to change / revision / availability / withdrawal at any time at the sole discretion of the company.
- Cheque / DD in favor of "JMS Buildtech Pvt Limited" payable at Gurgaon.



JMS Buildtech Pvt. Ltd.

 PLOT NUMBER 10, THIRD FLOOR, SECTOR 44, GURGAON - 122002, HARYANA,

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