

SALE OPTION

WITH EFFECT FROM **1st February, 2017**
For Lockable Areas starting from 826 Sq.ft

Basic Selling Price (BSP): (per sq.ft on Super area basis)

Down Payment plan: ₹ 4300/-

Other Charges

Preferential Location Charges (Park Facing) per Sq.ft ₹ 200/-
Car Parking Charges (Covered) ₹ 3,00,000/-
(One Car park mandatory for every 826 Sq.ft)
One Time Lease Rent (Per Sq.ft) ₹ 75/-
Power Backup Charges (Per KVA) ₹ 20,000/-

Payment Plan:

At the time of booking 10% of the BSP
Within 45 days from the date of booking 90% of BSP + other charges

Other Terms:

- Cheque/Bank Draft to be issued in favor of "Stellar Ventures Pvt. Ltd" payable at Noida/New Delhi.
- Price, other charges and payment plans are subject to change without any notice. Please check the prices and payment plans applicable on the date of booking.
- Payment terms are to be read along with the terms and conditions stated in the Booking application form.
- Service Tax, Registry charges and other charges as applicable shall be payable in accordance with the law.
- Maintenance charges and maintenance security as per maintenance agreement shall be payable by the allottee separately.
- The terms and conditions of the sale stated herein are only indicative and are subject to detailed terms and conditions in the Agreement to sell.
- 1 Sq.mtr = 10.764 sq.ft

LEASE OPTION

Area offered 826 sq. ft onwards (Super Area)

RENTAL

Fully furnished (on super area basis) ₹ 50/- per sq. ft.

Warm shell (on super area basis) ₹ 30/- per. sq. ft.

REFUNDABLE SECURITY

Interest free Security Deposit Equivalent to 6 months rental (Warm-shell)
Equivalent to 12 months rental (Fully Furnished)

Interest free Maintenance Deposit Equivalent to 3 months maintenance amount

Advance Rent Equivalent to 1 month rental

Lease Term 9 years (3 + 3 + 3 years)

Escalation 15% increase on every 3 years

Lock-in period 3 Years for Warm shell and 5 years for fully furnished

Maintenance Charges Stellar would be taking care of the maintenance of the complex. The charges are:
₹ 16.50 /- per sq ft. + service tax for 12 hours per day (8AM - 8PM), 6 days per week; including the air conditioning charges in the lessee's premises.

Electricity charges within office space Actual, based on meter reading

Lease Agreement Stamp duty and registration charges of the lease documentation shall be borne and paid by the Lessee