



SHOP :: OFFICES

**SHOP Cum OFFICE Complex
In U Block , Sector 76, Faridabad**

**ASSURED RETURN
Pay 17.85 Lac
&
Get Rs.13,390/- Per Months
For 6 Years**

Detail :-

Sector : 76, BPTP Parkland Faidabad
 Height: 6 Storey [Lower G.F, G.F, Upper G.F, F.F,S.F,T.F]
 Land Area : 1.72 Acre
 Location: Near to Develop Sector (14,15,...)
 Opp. To HUDA Commercial Sector 79
 Landmark: Near Sector 14, BPTP Bridge
 Possession: Started
 Company Booking: Open
 Area: Minimum 300 Sq. Feet
 Feature: All Shops facing the road for maximum exposure
 Air conditioned shop and offices
 100% power backup
 License: Obtained from DTCP, Haryana
 Construction: 100% Completed
 Availability: Limited Shops / Office

Commercial Area	Floor	Total Cost (Rs.)	Assured Return (Rs.)	Payment Received With in 6 Years	Effective Price after 6 Years	Booking Amount
300 Sq. Ft	Second Floor	17.85 Lac	Rs.13,390/- Per Months	Rs.9.64 Lac	Rs.8.21 Lac	<u>Rs. 3 Lac</u>

Direct Booking Rate:

Lower Ground Rs.6400/- PerSqFt
Ground Rs.8000/- PerSqFt
Upper Ground Rs.6800/- PerSqFt
First Floor Rs.5000/- PerSqFt
Second-Third Floor Rs.3865/- PerSqFt

Calculation Sheet " The Next Door "
Retail Cum Office Space

Floor		Lower GF	Ground Floor	Upper GF	First Floor	2nd - 3rd Floor
Type		Shop	Shop	Shop	Office	Office
Area [Sq. Feet]	Area	500	500	500	500	500
Basic Sale Price (in Per Sq. Feet)		6400	8000	6800	5000	3865
Basic Sale Price in (Rs.)		3200000	4000000	3400000	2500000	1932500
External DC / Infrastructure DC	551	275500	275500	275500	275500	275500
IFMS (Per Sq. Feet)	100	50000	50000	50000	50000	50000
Car Parking (Rupees)	300000	300000	300000	300000	300000	300000
Service Tax (on BSP in %)	3.708	118656	148320	126072	92700	71657
Total Cost (In Lacs)		39.44	47.74	41.52	32.18	26.30
Booking Amount - 10% of BSP (in Rupees)		331866	414832	352607	259270	200416

* Allied Charges : PLC + Stamp Duty / other government charges as applicable + Maintenance Deposit.

DC : Development Charges

PLC : Preferential Location Charges

IFMS : Interest Free Maintenance Security Deposit

U.Choudhary Estate Consultant [P] Ltd.

Ph :- 9810437024, 8802986811

Head Off : Shop No. 157-158, Sector 14 Market, Faridabad

Site Off 1 : Plot No. A-36, Sector 85, BPTP Faridabad

Site Off 2 : G-42, Next Door, Sector 76, BPTP Faridabad.

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