

WTC CBD NOIDA Flexi 50:25:20:5 Plan			
	BASIC	OTHER CHARGES	
Unit Size (sq. ft.)	BSP (Rs./sq. ft.)	Development Charges EDC+IDC+FFC+IFMS+Lease Rent (Rs./sq. ft.)	PLC (%/sq. ft.) Added to BSP
255	₹ 6,950	₹ 421	0
	₹ 1,772,250	₹ 107,355	₹ 0
<b>Total (BSP+EDC+IDC+FFC+IFMS+Lease Rent)</b>			<b>₹ 1,879,605</b>
Payment Plan			
Booking Amount	-	₹ 200,000	
Within 45 Days of booking	50% of BSP - Booking amount	₹ 686,125	
Within 9 Months of booking	25% of BSP	₹ 443,063	
Within 18 Months of booking	20% of BSP	₹ 354,450	
At time of possession	5% of BSP+ Other Charges	₹ 195,968	
Total	Total	₹ 1,879,605	
ROI CALCULATION @ 11% ANNUAL RETURNS			
	INVESTMENT	NET INVESTMENT	MONTHLY RETURN
<b>BOOKING</b>	<b>₹ 200,000</b>	<b>₹ 200,000</b>	<b>₹ 0</b>
<b>Within 45 Days from Booking</b>	<b>₹ 686,125</b>	<b>₹ 886,125</b>	<b>₹ 0</b>
MONTH 3	₹ 0	₹ 886,125	₹ 8,123
MONTH 4	₹ 0	₹ 886,125	₹ 8,123
MONTH 5	₹ 0	₹ 886,125	₹ 8,123
MONTH 6	₹ 0	₹ 886,125	₹ 8,123
MONTH 7	₹ 0	₹ 886,125	₹ 8,123
MONTH 8	₹ 0	₹ 886,125	₹ 8,123
<b>Within Month 9 of Booking</b>	<b>₹ 443,063</b>	<b>₹ 1,329,188</b>	<b>₹ 8,123</b>
MONTH 10	₹ 443,063	₹ 1,329,188	₹ 12,184
MONTH 11	₹ 0	₹ 1,329,188	₹ 12,184
MONTH 12	₹ 0	₹ 1,329,188	₹ 12,184
MONTH 13	₹ 0	₹ 1,329,188	₹ 12,184
MONTH 14	₹ 0	₹ 1,329,188	₹ 12,184
MONTH 15	₹ 0	₹ 1,329,188	₹ 12,184
MONTH 16	₹ 0	₹ 1,329,188	₹ 12,184
MONTH 17	₹ 0	₹ 1,329,188	₹ 12,184
<b>Within Month 18 of Booking</b>	<b>₹ 354,450</b>	<b>₹ 1,683,638</b>	<b>₹ 12,184</b>
MONTH 19	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 20	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 21	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 22	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 23	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 24	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 25	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 26	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 27	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 28	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 29	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 30	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 31	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 32	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 33	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 34	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 35	₹ 0	₹ 1,683,638	₹ 15,433
MONTH 36	₹ 0	₹ 1,683,638	₹ 15,433
<b>On Offer of Possession</b>	<b>₹ 195,968</b>	<b>₹ 1,879,605</b>	<b>₹ 444,318</b>
		<b>TOTAL INVESTMENT</b>	<b>TOTAL RETURNS</b>
3 YEARS LEASE GUARANTEE POST POSSESSION @ Rs. 30/psf + 50% of Actual Rent			
LEASE TERM	Rent/Month	Rent/Year	Total rent in 3 Years
1st Term Of lease For 3 Years (assuming Rs. 70/psf actual rent)	₹ 16,575	₹ 198,900	₹ 596,700
RETURNS ACCUMALTED IN 6 YEARS (RETURNS TILL POSSESSION+TOTAL RENT IN 3 YEARS)			
<b>Total Investment</b>			₹ 1,879,605
<b>Total Returns in 36 Months</b>			₹ 444,318
<b>Total Rent in 3 Years</b>			₹ 596,700
<b>Total ROI in 6 Years</b>			<b>₹ 1,041,018</b>
POST 3 YEARS OF RENTAL COMMITMENT BY DEVELOPER, UNIT OWNER TO GET ACTUAL RENTALS			
*Net Payment : Cheque in favor of "WTC NOIDA DEVELOPMENT COMPANY PVT. LTD."			
*GST as applicable *Any new taxes and registry borne by the applicant			
*Above mentioned Returns are calculated keeping 36 months as possession time & 3 years as Lease Guarantee			
**The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.**Any information of special interest should be obtained through independent verification."			