

WTC CBD NOIDA DOWN PAYMENT 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	95 % of BSP - Booking amount	₹ 1,483,638	
At time of possession	5% of BSP+ Other Charges	₹ 195,968	
Total	Total	₹ 1,879,605	
ROI CALCULATION @ 12% 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>₹ 1,483,638</b>	<b>₹ 1,683,638</b>	<b>₹ 0</b>
MONTH 3	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 4	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 5	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 6	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 7	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 8	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 9	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 10	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 11	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 12	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 13	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 14	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 15	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 16	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 17	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 18	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 19	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 20	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 21	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 22	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 23	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 24	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 25	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 26	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 27	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 28	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 29	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 30	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 31	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 32	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 33	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 34	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 35	₹ 0	₹ 1,683,638	₹ 16,836
MONTH 36	₹ 0	₹ 1,683,638	₹ 16,836
<b>On Offer of Possession</b>	<b>₹ 195,968</b>	<b>₹ 1,879,605</b>	<b>₹ 572,437</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)			
Total Investment			₹ 1,879,605
Total Returns in 36 Months			₹ 572,437
Total Rent in 3 Years			₹ 596,700
Total ROI in 6 Years			₹ 1,169,137
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."			