

**SUSHANT MEGAPOLIS - ACREAGE SCHEME w.e.f. 26-03-2011**

TERMS, CONDITIONS & RETURN IN RESPECT OF INVESTMENT BY THE INVESTOR

<b>SNO</b>	<b>PARTICULARS</b>	<b>FULL ACRE</b>	<b>HALF ACRE</b>
1	TOTAL INVESTMENT [RS/LAC]	68.00	34.00
2	RATE/SYD [RS]	9,067	9,067
3	PLOTTED AREA TO BE ALLOTTED IN SYD	750.00	375.00
4	ALLOTMENT TO BE MADE IN MONTHS	20 MONTHS FROM THE DATE OF AGREEMENT OR EARLIER	20 MONTHS FROM THE DATE OF AGREEMENT OR EARLIER
5	EXPECTED SALES REALIZATION AFTER 20 MONTHS @ RS. 18000/- PER SYD	135.00	67.50
6	PROFIT TO INVESTOR	67.00	33.50
7	RETURN ON INVESTMENT	99%	99%
8	ROI (ON ANNUAL BASIS)	59%	59%
<b>BUYBACK OPTION</b>			
INCASE, THE MARKET PRICE IS LESS THAN RS. 18000/- PER SYD, THE INVESTOR HAS THE OPTION TO SURRENDER THE PLOTTED AREA TO THE COMPANY WHICH THE COMPANY WILL BUYBACK @ RS. 13,650/- PER SYD.			
	BUYBACK REALIZATION @ RS 13650/- PER SYD	102	51
	PROFIT ON INVESTMENT	34	17
	RETURN ON INVESTMENT	50%	50%
	RETURN ON INVESTMENT (ANNUALIZED)	30%	30%
<b>TERMS AND CONDITIONS</b>			
1	DEVELOPMENT COST WILL BE BORNE BY THE DEVELOPER		
2	EXTERNAL DEVELOPMENT CHARGES/INFRASTRUCTURE DEVELOPMENT CHARGES/PREFERENTIAL LOCATION CHARGES OR ANY OTHER CHARGES AS APPLICABLE AS PER HI-TECH TOWNSHIP POLICY TO BE PAID BY THE CUSTOMER.		
3	FIRST TRANSFER WILL BE FREE UPTO 3 MONTHS FROM THE DATE OF ALLOTMENT		
4	INCASE OF BUYBACK, THE COMPANY WILL PAY THE IN FOUR EQUAL MONTHLY INSTALLMENTS AT THE END OF 21ST, 22ND, 23RD & 24TH MONTH FROM THE DATE OF AGREEMENT OR RECEIPT OF FINAL PAYMENT WHICH EVER IF LATER		