

#### Unit Details

<b>Tower</b>	T7	<b>Carpet Area Rera (in Sq.mtr.)</b>	81.97
<b>Unit Number</b>	A1704	<b>Exclusive Area (in Sq.mtr.)</b>	15.07
<b>Floor</b>	17th Floor	<b>Total Area (in Sq.mtr.)</b>	97.04
<b>Typology</b>	3 BHK		
<b>Carpet Area Amount</b>	7729307.26		
<b>Exclusive Area Amount</b>	1421015.74		
<b>Facing</b>	Garden		

#### Payment Plan

Milestone	%	Amount (INR)	GST (INR)	Total
ON BOOKING	10 %	915032.30	109803.88	1024836.18
75 DAYS FROM BOOKING	10 %	915032.30	109803.88	1024836.18
ON COMPLETION OF EXCAVATION	10 %	915032.30	109803.88	1024836.18
ON COMPLETION OF PLINTH BEAM	15 %	1372548.45	164705.81	1537254.26
ON COMPLETION OF 2ND SLAB	10 %	915032.30	109803.88	1024836.18
ON COMPLETION OF 9TH SLAB	10 %	915032.30	109803.88	1024836.18
ON COMPLETION OF SUPERSTRUCTURE	5 %	457516.15	54901.94	512418.09
ON COMPLETION OF EXTERNAL PLUMBING, EXTERNAL PLASTER	12.5 %	1143790.38	137254.85	1281045.23
ON COMPLETION OF LIFTS	12.5 %	1143790.38	137254.85	1281045.23
ON NOTICE OF POSSESSION	5 %	539858.15	66015.50	605873.65
Payable at the time of registration				579019.38
<b>Total</b>		<b>9232665.00</b>	<b>1109152.35</b>	<b>10920836.73</b>

#### Sale Consideration

Description	Amount (INR)
<b>Flat/Unit Cost</b>	9150323.00
<b>Sale Consideration (A)</b>	<b>9150323.00</b>

#### Estimated Other Charges

Description	Amount (INR)
<b>Electricity Charges</b>	0.00
<b>LEGAL CHARGES</b>	0.00
<b>Club Development Charges</b>	0.00
<b>Estimated Maintenance Charges</b>	56742.00
<b>Society Charges</b>	5000.00
<b>CORPUS FUND</b>	20000.00
<b>SHARE MONEY</b>	600.00
<b>Estimated other charges (B)</b>	<b>82342.00</b>

#### Government Levies

Description	Amount (INR)
<b>Stamp Duty</b>	549019.38
<b>Registration Charges</b>	30000.00
<b>Goods and Service Tax (GST)</b>	1109152.32
<b>Total Govt. Levies incl. GST (C)</b>	<b>1688171.70</b>

<b>Total Sale Price including Government Levies (A+B+C)</b>	<b>1,09,20,836.70</b>
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#### Terms & Conditions

\*\* Proportionate common area charges including club house development charges calculated on the carpet area, are included in the carpet area itself.  
 \*\* Areas, specifications, plans, images and other details are indicative and are subject to change in terms of applicable laws.  
 \*\* Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. All development charges / other levies, taxes, duties, cesses, / EDC / IDC, Land under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or may be levied in future shall be borne by the Customer.  
 \*\* Registration process & Advocate fees Rs 9500/- approx. to be paid in cash directly to the advocate at the time of registration and is not included in the Total Flat Cost.  
 \*\* Taxes and Government duties/levies/cesses are non-refundable.  
 \*\* The Customer shall deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.

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\*\* This is not an offer or an invitation to offer for sale of apartments/flats/units in this project.  
 \*\* Cancellation charges - 20% amount of the Total Consideration will be forfeited upon cancellation of the apartment / flat.  
 \*\* No modifications of whatsoever nature are allowed in the apartment / flat.  
 \*\* Shifting or change of apartment is not allowed.  
 \*\* Property Tax is not part of Maintenance fee. Taxes and Government duties/levies/cesses are non-refundable.  
 \*\* This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.  
 \*\* GST amount calculated is as per the current applicable GST rates. Final sales consideration amount may change depending upon the applicable GST rates as decided by regulatory authorities from time to time. Customer agrees and understands that the GST amount shown here may vary and customer will have to pay the GST/taxes amount as per actuals rates applicable on the date of milestones. The Developer makes no warranty or representation the GST rates charged on the sale consideration would correspond to the rates mentioned here and the Customer shall be responsible and liable to pay GST as per the rates prescribed by the regulatory authorities from time to time on demanded by the developer without any liability / demand to the Developer.  
 \*\* The total cost of the Apartment is the final negotiated price after considering GST benefit / GST Credit pass back .

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\*\* At the time of Registration please carry 1 passport size photograph of applicant , original and photocopy of address proof - PAN Card , Driving Licence , Passport , Ration Card , Voter ID , Electricity bill , OCI (Any one) , Proof of Indian Origin.  
 \*\* Timely payment of consideration and all other amounts payable by the Customer is of the essence. All delayed payments would attract Interest as per the terms of the Application Form.  
 \*\* Any statutory taxes , levies etc shall be extra , to be paid by the customer.  
 \*\* Kindly note that possession of the said flat will be given 15 days after receiving all the payments and developer issuing possession intimation.  
 \*\* Prior to agreement client should submit the loan sanction letter from the bank , if any.  
 \*\* Execution of agreement will be subject to clearance of the payment made by the client.  
 \*\* All charges mentioned in the terms and conditions are over and above the Total Flat Cost.  
 \*\* 1 square meter = 10.7639 square feet.

Primary Applicant:	2nd Applicant:	3rd Applicant:
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