

ANNEXURE “11”
[Premises and Transaction Details]

1) Whole Project:

- a) Whole Project known as ‘**Monte South**’ situate at Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai-400 008.

2) Real Estate Project:

- a) Name : **Monte South Titlis-2**
b) Building Name : **Monte South Titlis**

3) Details of the Flat/Premises:

- a) Type of Residential Flat/Premises : **2.5 BHK Large**
b) Residential Flat/Premises No. : **A3602**
c) Floor : **36th**
d) Wing : **A**
e) Carpet Area as per MOFA : **108.19** Sq.mt.
f) Carpet Area as per RERA : **113.48** Sq.mt.
g) Other Areas exclusive to the said Premises if any:
(i) Deck : Area **3.15** Sq.mt.
(ii) Terrace : Area **NIL** Sq.mt.

4) Consideration Details:

- a) Sale Consideration for Premises : **Rs.4,30,73,463/-**
(Rupees **Four Crore Thirty Lakh Seventy Three Thousand Four Hundred and Sixty Three** Only)
- b) Advance Payment made towards Consideration by the Allottee before execution of this Agreement of **Rs.66,00,000/-** (Rupees **Sixty Six Lakh** Only).
- c) Payment Schedule:

Sr. No.	Payment Schedule	%
i)	Earnest Money	10%
II)	On Execution of Agreement for Sale	90%
	Total	100%

- d) For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.
- e) Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertakes to make the payment of the entire balance Sale Consideration amount / all the balance payment slabs mentioned in the Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demurr.

5) **Brokerage Charges:**

Brokerage Charges paid/payable by the Promoter in respect of the said Premises of **Rs.8,61,469/-** (Rupees **Eight Lakh Sixty One Thousand Four Hundred and Sixty Nine** Only).

6) **Details of Bank Account for the Real Estate Project:**

- a) Bank Account Number : 57500000051491
b) Account Name : Swayam Realtors & Traders LLP
Monte South Titlis 2 Collection A/c
c) Bank Name : HDFC Bank Ltd.
d) Bank Address : Ratan Galaxie Junction of J.N. Road and
Goshala Road, Mulund (W), Mumbai-400 080
e) Branch : Mulund (West)
f) IFSC Code : HDFC0000015

7) **Details of Taxes to be paid by the Allottee for Premises:**

Government Taxes as applicable on actuals	
a)	Tax Deducted at Source
b)	Stamp Duty
c)	Registration
d)	CGST and SGST
e)	Property Tax
f)	Any Applicable Tax/Cess/Duty as may be applicable from time to time

8) **Maintenance Charges:**

a) **Maintenance Charges for Premises:**

Quarterly Maintenance Charges/Outgoings of **Rs.50,386/-** (Rupees **Fifty Thousand Three Hundred and Eighty Six** Only) per quarter in advance on or before 5th day of beginning of every quarter towards the maintenance charges/outgoings. Maintenance Charges are provisional in nature and shall be paid on actuals.

b) **Maintenance Charges for Car Parking:**

Quarterly Car Parking Maintenance Charges of **Rs.1,800/-** (Rupees **One Thousand Eight Hundred** Only) per quarter in advance on or before 5th day of beginning of every quarter towards the car parking maintenance charges. [Maintenance Charges towards Car Parking Slot/s are Rs.600/- (Rupees Six Hundred Only) per month per car parking slot].

c) **Layout Maintenance Charges:**

Quarterly Layout Maintenance Charges of **Rs.11,359/-** (Rupees **Eleven Thousand Three Hundred and Fifty Nine** Only) per quarter in advance on or before 5th day of beginning of every quarter towards the common layout maintenance charges till the conveyance of the said Larger Land in favour of the Apex Body.

Note: Maintenance Charges mentioned in Clause 8(a) to 8(c) are exclusive of GST and the Allottee/s shall be required to pay the applicable GST separately

9) **Other Charges:**

Other Charges are exclusive of GST and the Allottee/s shall be required to pay the applicable GST on Other Charges separately.

Description	Rs. Per Square Feet on Carpet Area	Amount (Rs.)
Club House Corpus Fund	240	2,79,600
Maintenance Deposit	173	2,01,545
Common Apex Body Corpus	160	1,86,400
Maintenance Charges for 1 year in Advance. (Rs.14.42/- per month per sq.ft. will be charged as Maintenance Charges provisionally)	173	2,01,545
Car Park Maintenance Rs.600/- per month per car parking slot	-	7200
Common Area Maintenance per year	39	45,435
Non-refundable and Non-accountable		
Infrastructure Charges	375	4,36,875
Legal Charges	-	40,000
Society/Condominium/Association Formation	-	19,400
Share Application Money and entrance fees		600
Electricity & Water Meter Connection charges	-	75,000
Club House Membership Fees Charges (one time, non refundable)	480	5,59,200
Total		20,52,800