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Project Details		Project Name: RAHUL MODERN VILLAS Plot No. 237A/A/C/H/G27B/12B P/NW/RM/AN/CH/211 RAHUL MODERN VILLAS Registration No.: NRI/1, Tower : #51300094283 (S)ch. Tower : #51300094768 (http://realestateonline.in/jsc/vu)							
Project Address		Address: RAHUL MODERN VILLAS A NORTH TOWER, South Tower, Plot No. 237A/A/C/H/G27B/12B, U.S. Road, 237A, Sector 11, Mumbai, Maharashtra 400011, India							
Head Office		Rahul Corp Rahul Tower, Block G, Plot No. C-30, Noida Sector Complex Area, Noida (U.P), 201301							
Standard Features									
Facilities									
Carpet Area									
Floor		South Tower							
Date	1303								
Area	15								
Unit Type	1 BHK								
Dimensions		30' Mtr	30' Ft						
Area of the Apartment		301.18	2,813						
Carpet Area		7.22	70						
		Feature 4							
Exposure		Towers on East							
Aspect		Easters car (East)							
Exposure		Surfaces (E)							
Aspect									
Carpet Area		9							
Other Charges									
Non-Accruable Charges		Amount	TDS						
GST (VAT) Charges		30,33,000	30,33,000						
Sub Total		30,33,000							
Total Cost									
Infrastructure and Utilities Charges									
Final Sale Consideration									
Stamp Duty		(A)	17,19,21,459						
Registration Charges		6,00							
Stamp Duty - To be borne by the Developer		30,000							
Other Charges (Non-Accruable)		(B)	30,33,000						
GST on Agreement Value		3,500							
GST on Agreement Value		3,500							
Total Cost		(C)	86,46,079						
Grand Total (A + B + C + D)		19,30,06,867							
Effective Total Cost to the Customer		18,46,31,383							
TDS (as per agreement total)		1.00%							
TDS (if 2% on Other Charges - Non-Accruable)		1.00%							
		36,138							
Payments Schedule									
Particulars Possible on:		%	Amount	TDS	TDS towards Agreement Value	TDS towards Agreement Value	ISBT	SGET	Total Payment
Agreement Deposit		10%	1,71,13,228	1,71,311	4,32,808	4,32,808	4,32,808	1,01,75,300	1,01,75,300
Registration of RTI & other ESDPs		30%	51,33,984	51,33,984	12,33,392	12,33,392	12,33,392	30,70,182	30,70,182
Within 60 days of the date of application deposit									
On Possession:		10%	8,05,612	8,05,612	2,01,378	2,01,378	2,01,378	50,76,211	50,76,211
Total:		100%	27,11,30,345	27,11,30,345	6,78,215	6,78,215	6,78,215	43,23,000	43,23,000
Disclaimer:									
Customer is free to cancel his booking in case of:									
(i) Towards Sale Consideration:		KRCPL, Rahula Modern Villas South Tower, Call Support A/C.							
(ii) Towards GST/Value:		E. Rahula Corp., Plot No. A/225/103/103/2542, The Jamuna & Kalmari Bank Ltd.							
Customer is liable to charge without any prior intimation:									
GST (18% of the Sales Consideration)									
GST (GST to be issued by agreement value, other charges & 5%).									
Booking amount carry									
Stamp duty (applicable)									
Registration of RTI Card, Possession etc.									
(iii) OCL Card (as applicable)									
Interest levied by bank creditors (HDFC, ICICI, Axis, SBI, etc.) will be more than 18% HFL/HFC accounts etc.									
Interest levied by bank branch & past due interest (applicable part).									
Any in this paper is presented in good faith, and does not constitute part of the contract.									
(iv) If "Square Feet" = 33.704 Square Feet, it has been used in the above mention and area are mathematically rounded off to the nearest integer.									
Security deposit of Rs. 10,000.00/- shall be collected from the customer at the time of handing over fixtures and fittings, the same shall be released when time to handover by the developer or the condominium as may be applicable.									
In addition to payment, (i) Maintenance/Drainage-Rent Extra Project: Rs. 400/- per square feet (Rs. 25/- per square feet per month for period of 24 months) or the area of the sale (minimum i.e. Carpet Area + Extension Area) as mentioned above. (ii) Corpus Fund and Net 1500/- per square foot of the area of the sale and Premium (iii) Carpet Area + Extension Area) as mentioned above.									
All applicable charges as applicable at the time of possession.									
Customer issued by:									
Cancellation Issue Date:									

Bhavayad Acharya
Shweta

Akashell

Customer Signature
Customer Name