

## R-BLISS Tower - A,B,C,D,E

### Payment Schedule- Construction Linked Plan

<b>Flat No</b>	C-3901		Valid For 15-09-2023		
Configuration	3 BHK				
RERA Carpet area in Sq ft	1171				
RERA Utility area in Sq ft	31				
RERA Deck area in Sq ft	47				
<b>Original Agreement Value</b>		<b>3,32,54,900</b>			
		<b>Flat Cost</b>	<b>TDS</b>	<b>Final Cheque</b>	<b>CGST+SGST</b>
Booking Amount	10.00%	33,25,490	33,255	32,92,235	-
Upon OC	90%	2,99,29,410	2,99,295	2,96,30,115	-
<b>TOTAL</b>	100%	<b>3,32,54,900</b>	<b>3,32,550</b>	<b>3,29,22,350</b>	<b>-</b>
STAMP DUTY (APPROX)		19,95,500			
REG. & SCANNING(APPROX)		50,000			
CGST + SGST @ 12%* ON AGREEMENT VALUE		-			
<b>LANDED COST (AV, GST and SDR)</b>		<b>3,53,00,400</b>			
<b>**Expected Landed Cost</b>		<b>3,53,00,400</b>			

Other Charges	2,68,361
Maintenance	4,94,400
GST 18%	1,37,297
Total	9,00,058
<b>Total Cost</b>	<b>3,62,00,458</b>

<b>Cheque Favouring</b>	Evia Real Estate Private Limited Wing C Rera Escrow Account 1
<b>A/C no.</b>	57500000020545
<b>GST Favouring</b>	
<b>GST A/C no.</b>	
<b>Bank- HDFC Bank Limited, Sion East Branch, Mumbai-400022, IFSC Code-HDFC0000163</b>	

NOTE: \* ABATEMENT OF 1/3RD AVAILABLE TOWARDS LAND AGAINST DEMAND VALUE – EFFECTIVE RATE THUS WILL BE 12%. GST on other charges (CGST + SGST) will be @ 18%

- A) AREAS, CHARGES, FIGURES, VALUES ARE SUBJECT TO CHANGE, AS PER APPLICABLE LAW.
- B) THE DEVELOPER RESERVES THE RIGHT TO ALTER/CHANGE/ENHANCE THE ABOVE MENTIONED ADDITIONAL EXPENSES AND PAYMENT SCHEDULE.THE FINAL PRICE IS SUBJECT TO CHANGE, AS PER APPLICABLE LAW
- C) SHARE MONEY + TAXES ON SHARE MONEY WILL BE CHARGED EXTRA AS PER THE NUMBER AND TYPE OF APPLICANTS. MAINTENANCE WILL BE CHARGED AT APPROX RS 16.5 PSF ON CARPET AREA FOR 24 MONTHS. RS 61710 SOCIETY CHARGES TO BE PAYABLE DURING POSSESSION. CORPUS FUND TO BE PAYABLE DURING POSSESSION @ RS 165 PSF ON CARPET AREA
- D) PAYMENT SHALL BE SUBJECT TO TDS @1% AS PER SECTION 194 IA OF INCOME TAX ACT, 1961. KINDLY SUBMIT COPY OF PAYMENT/BANK CHALLAN, FORM 26QB AND DULY SIGNED FORM 16B HARD COPY WITHIN 10 DAYS FROM THE END OF MONTH IN WHICH TAX IS DEDUCTIBLE, FAILING WHICH IT WILL BE TREATED AS DELAY/DEFAULT IN PAYMENT, INTEREST (AS APPLICABLE) SHALL BE LEVIED UNTIL SUBMISSION OF RESPECTIVE DOCUMENTS. WE HAVE APPOINTED AN AGENCY TO MANAGE ALL YOUR TDS PAYMENT RELATED MATTERS WITH RESPECT TO YOUR APARTMENT. (IF YOU CHOOSE TO AVAIL THE SAID FACILITY) WE ARE SURE THIS WILL SIGNIFICANTLY EASE THE PROCESS OF CALCULATION AND PAYMENT OF TDS, THEREBY REDUCING YOUR TIME AND EFFORT ON THE SAME. THIS WILL ALSO ELIMINATE THE PROBABILITY OF LEVY OF INTEREST/ PENALTY ON ACCOUNT OF DELAY IN TDS PAYMENT WHICH IS TIME BOUND AS PER STATUTE.
- E)THE AGREEMENT VALUE IS ARRIVED AT MUTUALLY AS PER PREVAILING MARKET RATES AND CONDITIONS, AFTER CONSIDERING THE BENEFIT OF ANY ADDITIONAL INPUT TAX CREDIT ACCRUING TO THE DEVELOPER UNDER THE GST LAW. POST ABSORPTION OF THE INCREMENTAL TAX IMPACT UNDER GST BY THE DEVELOPER, TO THE EXTENT ABSORBED BY IT, THE CUSTOMER UNCONDITIONALLY AND IRREVOCABLY AGREES AND ACCEPTS THAT THE DEVELOPER HAS NO FURTHER OBLIGATION TO PASS ANY ADDITIONAL BENEFIT UNDER THE ANTI-PROFITEERING PROVISIONS UNDER SEC 171 OF CGST ACT, 2017.
- ADDITIONAL DISCOUNT OF 0.5% IS INCLUDED ON AREAS BELOW 60 SQ.MTRS AND 2.5% ON AREAS ABOVE 60 SQ.MTRS
- F) STAMP DUTY WILL BE CHARGED AS PER AGREEMENT VALUE OR READY RECKONER RATE WHICHEVER IS HIGHER.
- G) **BOOKING AMOUNT PAID IS NON-REFUNDABLE.**
- All charges mentioned above are indicative and shall be subject to change from time to time