

Flat Details	
Tower	90615
Wing	B
Flat No.	3105
Floor No.	31
Type	2.5 BHK Durb
Carpet Area (Sqm.)	71.00
Additional Balcony / Deck (Sqm.)	3.85
No. / Type of Car Park	1
Quotation Date	24-Oct-23

Society and Other Charges	Amount
A) Accountable Charges	
Share Money	800
Sub Total (A)	800
B) Non Accountable Charges	
Club Membership Charges	200000
Society Formation	200000
MSL/MSR/Electric Meter, Legal Charges	55000
Infrastructure Development Charges @82.5 Pcb	65670
Sub Total (B)	340670
Grand Total (A + B)	341470

Consideration Amount	(A)	30061738
Stamp Duty	Pay by Developer	-
Registration Charges		30000
Scanning Charges		12500
Total (S.D. & Regn. Chgs.)	(B)	42500
GST on Consideration Amount	5%	(C) 1503087
Society & Other Charges		341470
GST on Non Accountable Charges	18%	61321
Total Society & Other Charges	D	402791
Total Cost	(A+B+C+D)	31508914

Payment Schedule (Special Plan)		%	Cumulative %	Contribution	Flat Cost	TDS	GST	Total
Earnest Money				Customer	500000	-	-	500000
On Booking (Within 60 Days)		15%	15%	Customer	2677779	32099	160498	2870372
On Booking (Within 90 Days)		19%	34%	Customer	3773513	38117	190587	4002114
Within 45 Days from Booking - Stamp Duty & Registration								
After One Year from Booking Date		35%	70%	Customer	6951392	70218	351080	7272688
On Receipt of OC		30%	100%	Customer	3058335	60185	300926	5319447
Total		100%			19861118	200617	1003087	21064823

- NOTE:**
1. Carpet Area as defined under "The Real Estate (Regulation and Development) Act, 2016".
 2. GST/Stamp Duty/Registration charges are indicative and subject to change at the discretion of the government / civic bodies etc.
 3. KYC Document of the Applicant to be produced at the time of Application and booking (PAN CARD, AADHAR CARD, DRIVING LICENSE, PASSPORT, CORRESPONDING ADDRESS PROOF, PHOTOGRAPH and other relevant document)
 4. Timely payment of installments & taxes is of essence and interest will be applicable in case of delay in payment as per the guidelines under RERA.
 5. Kindly issue 2 separate cheques as mentioned below -
Flat Cost : ATMOSPHERE REALTY PVT LTD ATMOSPHERE 02-TOWER G-
GST : ATMOSPHERE REALTY PVT LTD
 6. Please issue stamp duty & registration pay order in favour of "MAHA GOVT STATUTORY E-PAYMENT" through NEFT as shared in Stamp Duty Intimation Letter.
 7. Stamp duty, Registration and other incidental charges to be paid & executed on receipt of 10% payment of Sale Consideration Value.
 8. MGL (Mahanager Car L25) registration and contractor charges payable on possession and will be compulsory for all residents.
 9. On cancellation, 10% of the sale consideration value will be deducted as administrative charges along with applicable taxes, any other expenses made by developer on behalf of the purchaser, Brokerage & cases, if paid will be recovered over and above the administrative charges.
 10. The manner of Payment/Installments agreed between the Developer & Purchaser in respect of the said Flat has been determined after providing a rebate to the Purchaser/s on the sale consideration including any advance payments in respect of booking of the said Flat and the same has been agreed and accepted by the Purchaser/s.
 11. In case of Cheque Bounce for any reason, penalty charges will be recovered for the same.
 12. Works Common Tax, Goods and Service Tax plus other taxes/taxes etc. If/as applicable shall be extra payable by the customer.
 13. GST Setoff benefit/ Input Credit is already adjusted in the consideration value.
 14. Club House and other recreational amenities will be developed in a phased manner and may not be ready at the time of Possession.
 15. Maintenance charges @ rate of 10 Pcb will be paid to the developer in advance for 06 months from receipt of OC or possession whichever is earlier along with the corpus fund of Rs. 25000. all outgoings are just estimates and any excess amount will be recovered by the developer or as decided by the society on its formation.
 16. All discounts are adjusted in the cost sheet and no other discount is applicable beyond mention in this cost sheet.
 17. Please comply TDS provision as per I.T. Act 19-1A and submit it duly signed form No. 15-B.
 18. Discount against advance payments has been adjusted in EOJ benefit/net Consideration Value
 19. All Terms & Conditions in the agreement for sale shall be final
 20. The information in this paper is issued in good faith, it may or may not constitute part of the Contract.
 21. Under "Pay by Developer" option - Stamp-duty will be payable at applicable rate limited to and not exceeding 5% of sale consideration value, in case of any reduction in the stamp duty charges applicable at the time of payment by the Developer no difference will be refunded to the purchaser under any circumstances. The promoter will be taking benefits under the Government Notification No.TPS-1820 / Ans.27 / Pt.No.80 / 20 / Nov-15. Date: 14/07/2021

A. Bridge
Sales Manager Signature 24 Oct 2023

Atahs Bahji
Customer Signature

