

## Northern Hills Pricsheet

Date	12/13/2023	Valid for 24 Hours Only	Page 1
Project Name	Northern Hills		
Wing	WING A		
Unit	101		
Flat No.	1		
Floor	1		
Payment Plan	CLP		
Typology	2 BHK		
Total RERA Area (in sqft)	695		

<b>Agreement Value</b>					₹ 16,451,135
Stamp Duty				0%	₹ -
Registration & Processing Fees*					₹ 40,000
GST on Agreement Value				5%	₹ 822,557
Other Charges (refer below)					₹ 406,492
<b>Total Agreement Value</b>					₹ 17,720,184

Payment Schedule	%	AV	GST	TDS	AV Post TDS
On Booking	47%	₹ 7,732,033	₹ 386,602	₹ 164,511	₹ 7,567,522
On Commencement of Slab 18	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 21	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 24	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 27	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 30	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 33	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 36	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 39	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 42	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 45	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 48	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 51	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 54	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 57	2%	₹ 329,023	₹ 16,451		₹ 329,023
On Commencement of Slab 60	1%	₹ 164,511	₹ 8,226		₹ 164,511
On Commencement of Slab 64	1%	₹ 164,511	₹ 8,226		₹ 164,511
Commencement of walls, internal plaster, flooring, doors & widnows	5%	₹ 822,557	₹ 41,128		₹ 822,557
Commencement of external plumbing & external plaster, elevation terraces with water proofing	5%	₹ 822,557	₹ 41,128		₹ 822,557
Commencement of sanitary fittings, staircases, lift walls, lobbies up-to the floor on which the consumer has purchased the unit	5%	₹ 822,557	₹ 41,128		₹ 822,557
Commencement of lifts, water pumps, electrical fittings, electro mechanical & environmental requirements etc	4%	₹ 658,045	₹ 32,902		₹ 658,045
Rest Completion of project	4%	₹ 718,641	₹ 35,932		₹ 718,641
<b>Total</b>	<b>100%</b>	<b>₹ 16,511,730</b>	<b>₹ 825,587</b>	<b>₹ 164,511</b>	<b>₹ 16,347,219</b>

<b>Other Charges (Payable at Possession)</b>	<b>Amount</b>
Share money, application entrance fee of the society	₹ 531
Society registration	₹ 11,800
Legal charges	₹ 23,600
Society maintenance charges for 12 months	₹ 78,730
Deposit towards water, electric and other utility and service connection charges	₹ 31,860
Club house charges	₹ 128,756
Development charges	₹ 131,216
<b>Total Other Charges</b>	<b>₹ 406,492</b>

<b>Account Details:</b>	<b>Details</b>
Cheque Favouring: N.Rose Developers Pvt. Ltd.	
Bank Name: State Bank of India (Borivali West)	
Account Number: 38493247900	
IFSC Code: SBIN0015781	
Swift Code:	
MICR Code	

### **Payment Terms and Conditions**

This Cost Sheet forms a part of Application Form.

Loan Sanction, Stamp Duty & Registration to be executed within 21 days of booking. Customer's onus to obtain timely Bank Sanction. Taxes are indicated as per current rates. The prevalent tax rates at the time of payment would be applicable. Taxes on Other Charges, as applicable, will be additional.

Booking documentation to be completed within 5 days of Token Payment/Blocking, inventory would be released on non-compliance.

Token amount is non-refundable.

Stamp duty will be borne by the developer and same is included in the agreement value.

Assessment taxes charged by BMC will be determined at the time of assessment.

GST will be applicable on other charges (Payable at possession) as per actuals.

One stack carpark included

Signed Application Form and KYC Document Requirement (self-attested for all applicants)

Pan Card

Address Proof

For NRIs Passport and self-declaration for non-violation of FEMA Guidelines

Disclaimer : This Quote is Subject to Approval and will be valid for 48 hours from the date of approval subject to availability of unit.

Customer Signature	Sales Manager's Signature
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