

## Northern Hills Pricsheet

Page 1

Valid for 24 Hours Only

Date	12/13/2023
Project Name	Northern Hills
Wing	WING A
Unit	107
Flat No.	7
Floor	1
Payment Plan	CLP
Typology	2 BHK
Total RERA Area (in sqft)	623

<b>Agreement Value</b>					₹ 14,835,010
Stamp Duty				0%	₹ -
Registration & Processing Fees*					₹ 40,000
GST on Agreement Value				5%	₹ 741,751
Other Charges (refer below)					₹ 371,404
<b>Total Agreement Value</b>					₹ 15,988,164

Payment Schedule	%	AV	GST	TDS	AV Post TDS
On Booking	47%	₹ 6,972,455	₹ 348,623	₹ 148,350	₹ 6,824,105
On Commencement of Slab 18	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 21	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 24	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 27	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 30	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 33	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 36	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 39	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 42	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 45	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 48	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 51	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 54	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 57	2%	₹ 296,700	₹ 14,835		₹ 296,700
On Commencement of Slab 60	1%	₹ 148,350	₹ 7,418		₹ 148,350
On Commencement of Slab 64	1%	₹ 148,350	₹ 7,418		₹ 148,350
Commencement of walls, internal plaster, flooring, doors & widnows	5%	₹ 741,751	₹ 37,088		₹ 741,751
Commencement of external plumbing & external plaster, elevation terraces with water proofing	5%	₹ 741,751	₹ 37,088		₹ 741,751
Commencement of sanitary fittings, staircases, lift walls, lobbies up-to the floor on which the consumer has purchased the unit	5%	₹ 741,751	₹ 37,088		₹ 741,751
Commencement of lifts, water pumps, electrical fittings, electro mechanical & environmental requirements etc	4%	₹ 593,400	₹ 29,670		₹ 593,400
Rest Completion of project	4%	₹ 648,043	₹ 32,402		₹ 648,043
<b>Total</b>	<b>100%</b>	<b>₹ 14,889,653</b>	<b>₹ 744,483</b>	<b>₹ 148,350</b>	<b>₹ 14,741,302</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	₹ 70,573
Deposit towards water, electric and other utility and service connection charges	₹ 31,860
Club house charges	₹ 115,417
Development charges	₹ 117,622
<b>Total Other Charges</b>	<b>₹ 371,404</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
--------------------	---------------------------