

**Unit Details**

<b>Tower</b>	B-05	<b>Carpet Area Rera (in Sq.mtr.)</b>	63.02
<b>Unit Number</b>	1606	<b>Exclusive Area (in Sq.mtr.)</b>	5.29
<b>Floor</b>	16th floor	<b>Total Area (in Sq.mtr.)</b>	68.31
<b>Typology</b>	2 BHK		
<b>Carpet Area Amount</b>	6247064.49		
<b>Exclusive Area Amount</b>	524388.62		

**Parking Details**

Parking Name	Category Of Parking
GHR2LGSP123	GHR2LGSP123 (2.3 mtr X 4.5 mtr)

**Payment Plan**

Milestone	%	Amount (INR)	GST (INR)	Total
Booking Amount	5.5 %	372429.92	18621.50	391051.42
Within 15 days of booking	4.5 %	304715.39	15235.77	319951.16
Within 45 days of booking	10 %	677145.31	33857.27	711002.58
On Completion of Excavation	10 %	677145.31	33857.27	711002.58
On Completion of Plinth	15 %	1015717.97	50785.90	1066503.87
On Completion of 2nd Floor	10 %	677145.31	33857.27	711002.58
On Completion of 8th Floor	5 %	338572.66	16928.63	355501.29
On Completion of 18th Floor	5 %	338572.66	16928.63	355501.29
On Completion of Terrace	5 %	338572.66	16928.63	355501.29
on completion of terrace with waterproofing	5 %	338572.66	16928.63	355501.29
On Completion of Walls	10 %	677145.31	33857.27	711002.58
On Completion of Staircases	5 %	338572.66	16928.63	355501.29
On Completion of External plumbing	5 %	338572.66	16928.63	355501.29
On Application of Occupancy Certificate	3 %	203143.59	10157.18	213300.77
On Notice of Possession	2 %	188669.06	13546.65	202215.71
Payable at the time of registration				334715.39
<b>Total</b>		<b>6824693.11</b>	<b>345347.86</b>	<b>7504756.36</b>

**Sale Consideration**

Description	Amount (INR)
<b>Flat/Unit Cost</b>	6771453.11
<b>Sale Consideration (A)</b>	<b>6771453.11</b>

**Estimated Other Charges**

Description	Amount (INR)
<b>Society charges</b>	5000.00
<b>Sector Estimated Maintenance Charges</b>	32640.00
<b>SHARE MONEY</b>	600.00
<b>Township Corpus Fund</b>	5000.00
<b>CORPUS FUND</b>	10000.00
<b>Estimated other charges (B)</b>	<b>53240.00</b>

**Government Levies**

Description	Amount (INR)
<b>Stamp Duty</b>	304715.39
<b>Registration Charges</b>	30000.00
<b>Goods and Service Tax (GST)</b>	345347.86
<b>Total Govt. Levies incl. GST (C)</b>	<b>680063.25</b>

<b>Total Sale Price including Government Levies (A+B+C)</b>	<b>75,04,756.36</b>
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**Terms & Conditions**

- This is not an offer or an invitation to offer for sale of apartments/flats/units in this project and is subject to necessary clearances and approvals/permissions as may be required from time to time from competent authorities.
- Areas, specifications, plans, images and other details are indicative and are subject to change.
- Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges / EDC / IDC, Land under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).
- Proportionate consideration for Common Areas and common amenities/ facilities of the Phase calculated on the Carpet Area are included in the Sales Consideration amount.
- Estimated Other Charges is payable by the Applicant(s), at the time of offer of possession Maintenance charges does not include the property tax levied on the property and is payable separately by the Applicant(s). The Estimated Maintenance Charges mentioned above are tentative and are subject to change, without notice. The same shall be borne by the Applicant(s) upon demand by the Developer.
- The maintenance charges are worked out tentatively on the basis of current prevailing market rate/s and it may change keeping in view the inflation in the cost of inputs and minimum wages. The said maintenance charges will be payable irrespective whether the said flat is occupied or not by the purchaser/s. The said amount will be utilized till the funds last and thereafter the additional amount shall be payable by the purchaser within 7 days of the billing without any dispute. The purchaser/s shall not be entitled to claim refund of such advance maintenance charges at any later stage. The final statement of Maintenance expenses will be handed over to service society / Association formed by the purchaser/s.
- As per the extant regulations (which may change as per the govt. regulation) the GST on the following shall be as under:

**Sale Consideration**

Items	GST Rate
Flat/Unit Cost	1%/5%
Floor Rise Charges	1%/5%
Preferential Location Charges (PLC)	1%/5%
Car Parking Charges	1%/5%
Common Area Charges	1%/5%
Club Membership Charges	18%
Infrastructure Development Charges (EDC/IDC)	18%

**Estimated Other Charges**

Items	GST Rate
Gas Connection Charges	18%
Water Connection Charges	18%
Power Back-up Charges	18%
Electricity Board Charges	18%
Administrative Charges	18%
Society Maintenance Charges	18%
Township Maintenance Charges	18%
Corpus Amount	0%
Legal Charges	18%
Share Money	0%
LUC	18%
Grille Charges	18%
External Utility Charges	18%

- Taxes, brokerage and Government duties/levies/cesses are non-refundable.
- The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.
- This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.
- 1 square meter = 10.7639 square feet.
- All cheque/demand drafts/remittance should be issued / deposited in favor of "Godrej HILL RETREAT 2 COLLECTION A/c" payable at ICICI Bank, Wakad, Pune.
- The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.
- Third party payments are not allowed.
- Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale.
- The entire cost to be incurred towards registration formalities, including but not limited to Solicitor(s)/Advocate(s) fees, legal charges, miscellaneous and other expenses, estimated at 9,500/- (Rupees Nine Thousand Five Hundred Only), to be paid at actuals, plus taxes as applicable, shall be borne by the Applicant(s) in addition to the total price mentioned above. The above mentioned payment is to be made by the Applicant(s) directly to the Solicitor(s)/Advocate(s) appointed by the Developer.
- Additional Information For NRI / Foreign National Of Indian Origin: a) Name of Bank : Not Applicable b) NRE/NRO/FCNR Account No. : Not Applicable c) For the purpose of remitting funds from abroad by the Applicant(s), the following are the particulars of the beneficiary: i) Beneficiary's Name : Godrej HILL RETREAT 2 COLLECTION A/c ii) Beneficiary's Account No. : 777705756556 iii) Bank Name : ICICI Bank Limited iv) Branch Name : ICICI Bank, Wakad, Pune. v) Bank Address : ICICI Bank Limited, Wakad, Pune-411057 The Address Commercial, Survey no 154, Shop no 118, 119, 120, Mumbai-Bangalore Highway, Wakad, Pune 411057 vi) Swift Code : ICICINBBCTS vii) IFSC Code : ICIC0007565
- Township estimated maintenance charges at Rs.3/- per square feet per month for 60 months on Total carpet plus taxes as applicable will have to be paid by buyer at the time of possession.
- At the time of Registration please carry 1 passport-size photograph of the applicant, original and photocopy of address proof - PAN Card, Driving Licence, Passport, Ration Card, Voter ID, Electricity bill, OCI (Anyone), and Proof of Indian Origin.
- Timely payment of consideration and all other amounts payable by the Applicant(s) is of the essence. All delayed payments would attract Interest as per the terms of the Application Form.
- Prior to the execution of the agreement the Applicant(s) should submit the loan sanction letter from the bank if any.
- Execution of the agreement will be subject to realization of the payment of booking amount made by the Applicant(s).

Primary Applicant:

2nd Applicant:

3rd Applicant: