

Enigma - 4BHK Royale Zone 2

Flat Details	Quotation Date: 7/12/2023
	Booking Date: 8/12/2023
Tower (said Tower)	B
Floor	25
Flat No. (said Premises)	OEG-B-2503
Permission to park in Car Parking space/s Single Configuration	1
Permission to park in Car Parking space/s Tandem Configuration	1
Scheme Type	Non Scheme
Sale Price (Rs.) (*)	₹ 6,35,93,754/-

Payment Schedule	% Payable	Sale Price (Rs.) (*)	Applicable GST (Rs.)	Total inclusive of GST (Rs.)
At the time of Booking i.e. on Executing the Acceptance Form (being part of the Earnest Money)	10.00	₹ 63,59,375/-	₹ 0/-	₹ 63,59,375/-
To be paid on or before 6 January 2024 upon Execution and Registration of the Agreement (Including balance part of the Earnest Money)	10.00	₹ 63,59,375/-	₹ 0/-	₹ 63,59,375/-
To be paid on or before 6 March 2024	10.00	₹ 63,59,375/-	₹ 0/-	₹ 63,59,375/-
To be paid on or before 6 March 2024	15.00	₹ 95,39,063/-	₹ 0/-	₹ 95,39,063/-
To be paid on or before 6 March 2024	55.00	₹ 3,49,76,565/-	₹ 0/-	₹ 3,49,76,565/-
Total Amount (excluding Additional Expenses)	100.00%	₹ 6,35,93,753/-	₹ 0/-	₹ 6,35,93,753/-

General Clauses :

This Cost Estimate is being provided solely at your request.

Detailed terms and conditions concerning the booking of the said Premises will be as set out in the Booking Form and Acceptance Form/ Allotment Letter/ Agreement for Sale.

Booking of the said Premises is subject to availability. This Cost Estimate and all other terms contained herein are only valid till the date hereof.

TDS to be deducted on the Sale Price as per rates prevailing from time to time.

The Sale Price has been arrived at on the basis of the payment schedule contained herein.

Project Specific Clauses :

The project Enigma has been registered with MahaRERA bearing registration number: P51800002656 and the details are available on <https://maharera.mahaonline.gov.in> under the name, Enigma Towers A and B.

Cheque to be issued in favour of "Oberoi Constructions Limited - Enigma".

Stamp-Duty and Registration Fees to be paid by the customer directly at the applicable rates.

Execution and registration of the Agreement for Sale of the said Premises within 30 (thirty) days from the date of booking, is the essence of the transaction.

Municipal taxes and proportionate share of outgoings shall be levied from the date of booking of the said Premises.

CLP Scheme Specific :

Subject to execution and registration of the Agreement for Sale of the said Premises within 30 (thirty) days from the date of booking and payment of all the installments of the Sale Price on or before the respective due date/s and all amounts detailed herein below together with applicable taxes by the customer on or before the respective due date/s, the Promoter shall reimburse 100% of the Stamp-Duty and Registration Fees paid by the customer. The reimbursement of 100% of the Stamp-Duty and Registration Fees as aforesaid shall be adjusted towards the payment installment at the time of offer of possession of the said Premises to the customer. In case of breach of and/or non-adherence to the aforesaid condition by the customer, the customer shall not be eligible to receive the reimbursement of 100% of Stamp-Duty and Registration Fees paid.

# Break up of Additional Expenses (payable on Possession)	Amount (Rs.)
*Society Formation Charges	₹ 25,000/-
Deposit towards water, electricity, and other utility and services connection charges	This amount shall be charged at actuals and to be paid by the customer to the utility supplier
*Club House Charges	₹ 5,00,000/-
*Legal Charges	₹ 25,000/-
*Development Charges	₹ 2,89,380/-
Share Application Charges (If Corporates then Rs. 1,200/-)	₹ 600/-
Corpus Fund	₹ 2,06,700/-
*Municipal Taxes & Outgoings	₹ 4,96,080/-
Total (excluding GST)	₹ 15,42,760/-

*GST will be charged extra as per rates prevailing at the time of billing

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