



SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY	
Date		27-Mar-24		Tower		2B		Flat No.		506		Floor		5	
Tower		2B		Flat No.		506		Floor		5		Type		1BHK	
Rera Carpet Area (Sq.ft.)		411		No. of Parking		1		Agreement Value (A)		98,64,000		Final Agreement Value		98,64,000	
CGST on Agreement Value (2.5%)		2,46,600		SGST on Agreement Value (2.5%)		2,46,600		Stamp Duty (Applicable as per Government Regulations)		5,91,840		Registration Charges (Applicable as per Government Regulations)		30,000	
GST (C)		1		Total (S.D. & Regn. Chgs.) (B)		6,35,840		Society & Other Charges (D)		3,22,070		GRAND TOTAL (A + B + C + D)		1,13,15,110	
Society and Other Charges (D)	Amount	GST @ 18%	Total	Payment Schedule	%	Fiat Cost	TDS	Fiat Cost Post TDS	GST (5%)	Amount Payable					
1. Share Application Amount	620		620	Balance Booking Amount (Less Application M)	10.00%	9,86,400	9,864	9,76,536	49,320	10,25,856					
2. Society Formation Charges	10,000	1,800	11,800	Within 30 Days from Booking Date	10.00%	9,86,400	9,864	9,76,536	49,320	10,25,856					
4. Club House	1,05,000	18,900	1,23,900	On Completion of Upper Basement	10.00%	9,86,400	9,864	9,76,536	49,320	10,25,856					
5. Development & Infra Charges	1,05,000	18,900	1,23,900	On Completion of 4th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
6. Corpus Fund (50 psf)	20,550		20,550	On Completion of 9th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
7. Water Supply & Electricity Installation	10,000	1,800	11,800	On Completion of 14th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
8. Legal Charges	25,000	4,500	29,500	On Completion of 19th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
				On Completion of 24th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
				On Completion of 29th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
				On Completion of 34th Floor Roof Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
				On Completion of Top Slab	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
				On Commencement Of Tiling & Flooring	10.00%	9,86,400	9,864	9,76,536	49,320	10,25,856					
				On Commencement Of External Finishing	10.00%	9,86,400	9,864	9,76,536	49,320	10,25,856					
				On Commencement Of Lift Work	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
				On Fit Out And Possession	5.00%	4,93,200	4,932	4,88,268	24,660	5,12,928					
Sub Total (D)	2,76,170	45,900	3,22,070	Total Payable	100%	98,64,000	98,640	97,65,360	4,93,200	1,02,58,560					

- \*\*TERMS & CONDITIONS
- The Purchaser alone shall bear and pay all the amounts payable towards registration charges and expenses incidental thereto on the Agreement for Sale.
  - Time for payment of each of the installments is the essence of the Contract. Interest will be charged on any delay in payment of installment, at the rate as prescribed under the RERA rules.
  - Sec 194 IA of income tax Act, 1961, states that for all transactions with effect from June 1, 2013, Tax@1% should be deducted by the purchaser of the property at the time of making payment of sale consideration.
  - All statutory payments including Goods and Service Tax with respect to the unit/apartment shall be borne and payable by the purchaser.
  - The Payment terms are only indicative and not exhaustive, and is subject to the terms and conditions of the Agreement for Sale.
  - Maintenance charges to be paid in advance by the Purchaser for initial period of 18 months @10/- PSF on (total carpet area). GST/ Government taxes will be applicable at the rates prevailing at the time of payment of maintenance charges.
  - On cancellation of the unit/apartment under any circumstances, the amount paid before registration towards earnest money of apartment/ Unit stands forfeited and non-refundable.
  - 10% of the Consideration amount payable by the Purchaser shall be considered as earnest money.
  - The balance consideration amount shall be payable in terms of the Agreement for Sale and the Demand and Tax Invoice raised by the Promoter from time to time.
  - If the Purchaser fails to abide by the payment plan/schedule/terms agreed herein or commits any other breach not mentioned herein, this Application form shall stand cancelled with immediate effect and the earnest money shall stand automatically forfeited, and thereafter the Promoter/Developer shall be at liberty to deal with and dispose of the said Flat/Unit/Premises to any other third party of their choice.
  - RERA shall have jurisdiction over all matters arising from the dispute with respect to the present transaction. Subject to the Jurisdiction of RERA, the courts in Mumbai alone shall have exclusive Jurisdiction.
  - Sale Consideration includes benefits/rebates/input tax credits available to the Promoters on account of input tax/Taxes/GST paid/Payable.
  - Any Change in applicable government taxes/charges/levies/duties, shall be borne and paid by the customer.
  - Final Amount Payable in Payment schedule is excluding TD5, Customer is liable to pay TD5.



SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY		SIDDHA SKY	
GTB Nagar Monorail Station, Indira Nagar, Koliwada, Sion, Mumbai, Maharashtra 400037															
Agreement Value (A)															
1,69,29,500															
Final Agreement Value															
1,69,29,500															
Stamp Duty (Applicable as per Government Regulations)															
10,15,770															
Registration Charges (Applicable as per Government Regulations)															
30,000															
Scanning and Other Charges															
14,000															
Total (S.D. & Regn. Chgs.) (B)															
10,59,770															
CGST on Agreement Value (2.5%)															
4,23,238															
SGST on Agreement Value (2.5%)															
4,23,238															
GST (C)															
8,46,475															
Society & Other Charges (D)															
6,54,770															
GRAND TOTAL (A + B + C + D)															
1,94,90,515															
Society and Other Charges (D)		Amount	GST @ 18%	Total	Payment Schedule	%	Flat Cost	TDS	Flat Cost Post TDS	GST (5%)	Amount Payable				
1. Share Application Amount	620			620	Balance Booking Amount (Less Application M Within 30 Days from Booking Date	10.00%	16,92,950	16,930	16,76,021	84,648	17,60,668				
2. Society Formation Charges	10,000	1,800	11,800	11,800	On Completion of Upper Basement	10.00%	16,92,950	16,930	16,76,021	84,648	17,60,668				
4. Club House	2,35,000	42,300	2,77,300	2,77,300	On Completion of 4th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
5. Development & Infra Charges	2,35,000	42,300	2,77,300	2,77,300	On Completion of 9th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
6. Corpus Fund (50 psf)	46,450		46,450	46,450	On Completion of 14th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
7. Water Supply & Electricity Installation	10,000	1,800	11,800	11,800	On Completion of 19th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
8. Legal Charges	25,000	4,500	29,500	29,500	On Completion of 24th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
					On Completion of 29th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
					On Completion of 34th Floor Roof Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
					On Completion of Top Slab	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
					On Commencement Of Tiling & Flooring	10.00%	16,92,950	16,930	16,76,021	84,648	17,60,668				
					On Commencement Of External Finishing	10.00%	16,92,950	16,930	16,76,021	84,648	17,60,668				
					On Commencement Of Lift Work	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
					On Fit Out And Possession	5.00%	8,46,475	8,465	8,38,010	42,324	8,80,334				
<b>Sub Total (D)</b>	<b>5,62,070</b>	<b>92,700</b>	<b>6,54,770</b>	<b>6,54,770</b>	<b>Total Payable</b>	<b>100%</b>	<b>1,69,29,500</b>	<b>1,69,295</b>	<b>1,67,60,205</b>	<b>8,46,475</b>	<b>1,76,06,680</b>				
**TERMS & CONDITIONS															
1. The Purchaser alone shall bear and pay all the amounts payable towards registration charges and expenses incidental thereto on the Agreement for Sale.															
2. Time for payment of each of the installments is the essence of the Contract. Interest will be charged on any delay in payment of installment, at the rate as prescribed under the RERA rules.															
3. Sec 194 IA of income tax Act, 1961, states that for all transactions with effect from June 1, 2013. Tax@3% should be deducted by the purchaser of the property at the time of making payment of sale consideration.															
The Purchaser will be solely liable to provide relevant form 26QB to Promoter															
4. All statutory payments including Goods and Service Tax with respect to the unit/apartment shall be borne and payable by the purchaser															
5. The Payment terms are only indicative and not exhaustive, and is subject to the terms and conditions of the Agreement for Sale.															
6. Maintenance charges to be paid in advance by the Purchaser for initial period of 18 months @10/- PSF on (total carpet area). GST/ Government taxes will be applicable at the rates prevailing at the time of payment of maintenance charges.															
7. On cancellation of the unit/apartment under any circumstances, the amount paid before registration towards earnest money of apartment /Unit stands forfeited and non -refundable															
8. 10% of the Consideration amount payable by the Purchaser shall be considered as earnest money.															
9. The balance consideration amount shall be payable in terms of the Agreement for Sale and the Demand and Tax Invoice raised by the Promoter from time to time.															
10. If the Purchaser fails to abide by the payment plan/schedule/terms agreed herein or commits any other breach not mentioned herein, this Application form shall stand cancelled with immediate effect and the earnest money shall stand automatically forfeited, and thereafter the Promoter/Developer shall be at liberty to deal with and dispose of the said Flat/Unit/Premises to any other third party of their choice.															
11. RERA shall have jurisdiction over all matters arising from the dispute with respect to the present transaction. Subject to the Jurisdiction of RERA, the courts in Mumbai alone shall have exclusive jurisdiction															
12. Sale Consideration includes benefits/rebates/input tax credits available to the Promoters on account of input tax/Taxes/GST paid/Payable.															
13. Any Change in applicable government taxes/ charges/levies/duties, shall be borne and paid by the customer															
14. Final Amount Payable in Payment schedule is excluding TDS. Customer is liable to pay TDS															



SIDDHA SKY				SIDDHA SKY						
GTB Nagar Monorail Station, Indira Nagar, Koliwada, Sion, Mumbai, Maharashtra 400037										
Flat Details				Agreement Value (A)						
Date	27-Mar-24			1,65,84,000						
Tower	2B			1,65,84,000						
Flat No.	1003			9,95,040						
Floor	10			30,000						
Type	2BHK			14,000						
				10,39,040						
Rera Carpet Area (Sq.ft.)	691			4,14,600						
				4,14,600						
No. of Parking	1			8,29,200						
Society & Other Charges (D)				4,98,910						
GRAND TOTAL (A + B + C + D)				1,89,51,150						
Society and Other Charges (D)	Amount	GST @ 18%	Total	Payment Schedule	%	Flat Cost	TDS	Flat Cost Post TDS	GST (5%)	Amount Payable
1. Share Application Amount	620		620	Balance Booking Amount (Less Application M)	10.00%	16,58,400	16,584	16,41,816	82,920	17,24,736
2. Society Formation Charges	10,000	1,800	11,800	Within 30 Days from Booking Date	10.00%	16,58,400	16,584	16,41,816	82,920	17,24,736
4. Club House	1,74,000	31,320	2,05,320	On Completion of Upper Basement	10.00%	16,58,400	16,584	16,41,816	82,920	17,24,736
5. Development & Infra Charges	1,74,000	31,320	2,05,320	On Completion of 4th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
6. Corpus Fund (50 psf)	34,550		34,550	On Completion of 9th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
7. Water Supply & Electricity Installation	10,000	1,800	11,800	On Completion of 14th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
8. Legal Charges	25,000	4,500	29,500	On Completion of 19th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
				On Completion of 24th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
				On Completion of 29th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
				On Completion of 34th Floor Roof Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
				On Completion of Top Slab	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
				On Commencement of Filling & Flooring	10.00%	16,58,400	16,584	16,41,816	82,920	17,24,736
				On Commencement of External Finishing	10.00%	16,58,400	16,584	16,41,816	82,920	17,24,736
				On Commencement of Lift Work	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
				On Fit Out And Possession	5.00%	8,29,200	8,292	8,20,908	41,460	8,62,368
<b>Sub Total (D)</b>	<b>4,28,170</b>	<b>70,740</b>	<b>4,98,910</b>	<b>Total Payable</b>	<b>100%</b>	<b>1,65,84,000</b>	<b>1,65,840</b>	<b>1,64,18,160</b>	<b>8,29,200</b>	<b>1,72,47,360</b>

**\*\*TERMS & CONDITIONS**

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