



**Unit Details**

Tower	The Highlands Tower 7	Carpet Area Rera (In Sq.mtr.)	83.54	Sale Consideration	
Unit Number	3503	Exclusive Area (In Sq.mtr.)	6.14	Description	Amount (INR)
Floor	35th Floor	Total Area (In Sq.mtr.)	88.88	Flat/Unit Cost	1,31,05,000
Typology	3 BHK			Sale Consideration (A)	1,31,05,000

**Parking Details**

Parking Name	Category Of Parking
GHIGB0C00014	GHIGB0C00014 (2.5*10) 2

**Payment Plan**

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Godrej
Part Application Money	5.05 %	6,61,802.50	33,090.13	6,94,892.63	6,618.02	6,88,274.60
Within 15 days of booking	4.95 %	5,48,697.50	32,434.88	5,81,132.38	6,488.88	6,74,645.41
By February 15, 2024 or Commencement of Excavation, whichever is Later	25 %	32,76,250.00	1,63,812.50	34,40,062.50	32,762.50	34,07,300.00
By February 15, 2025 or On Completion of 1st Floor Slab, whichever is Later	20 %	26,21,000.00	1,31,050.00	27,52,050.00	26,210.00	27,25,840.00
By February 15, 2026 or On Completion of 10th Floor Slab, whichever is Later	14 %	18,34,700.00	91,735.00	19,26,435.00	18,347.00	19,08,088.00
On Completion of The walls, internal plaster, floorings of the said apartment	5 %	6,55,250.00	32,762.50	6,88,012.50	6,552.50	6,81,460.00
On Completion of the staircases and lift wells	5 %	6,55,250.00	32,762.50	6,88,012.50	6,552.50	6,81,460.00
On Completion of Elevation and external plumbing of said apartment	5 %	6,55,250.00	32,762.50	6,88,012.50	6,552.50	6,81,460.00
On Completion of water Pumps and Electrical Fittings of said apartment	5 %	6,55,250.00	32,762.50	6,88,012.50	6,552.50	6,81,460.00
On Application of Occupancy Certificate	5 %	6,55,250.00	32,762.50	6,88,012.50	6,552.50	6,81,460.00
On Intimation of Possession	6 %	7,86,300.00	39,315.00	8,25,615.00	7,863.00	8,17,752.00
Other Charges	0 %	1,89,920.00	32,385.60	2,13,305.60	1,799.20	2,11,506.40
Maintenance - Corpus Fund	0 %	1,04,920.00	14,385.60	1,19,305.60	799.20	1,18,506.40
SDR Charges (Payable within 30 days from booking)				4,23,150.00		
<b>Total</b>		<b>1,33,90,840.00</b>	<b>7,02,021.21</b>	<b>1,45,16,011.21</b>	<b>1,33,648.40</b>	<b>1,43,82,362.81</b>

Description	Amount (INR)
Township Maint Chg	79,920.00
Water & Electricity Charges	75,000.00
LEGAL CHARGES	25,000.00
Advance Society Maintenance	79,920.00
SHARE MONEY	1,000.00
CORPUS FUND	25,000.00
Estimated other charges (B)	2,35,848.00

Description	Amount (INR)
Stamp Duty	2,92,150.00
Registration Charges	30,000.00
Goods and Service Tax (GST)	7,92,021.20
Total Govt. Levies incl. GST (C)	11,25,171.20

Total Sale Price including Government Levies (A+B+C) **1,45,16,011.20**

Total Sales Consideration is calculated after applying discount of Rs.9,96,440.00

**Terms & Conditions**

\*Areas, specifications, plans, images and other details are indicative and subject to change. \* 1 square meter = 10.7639 sq. ft.  
 \*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, LBT / EDC / IDC / / OSDC / Land Under Construction (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s) on actuals.  
 \*Estimated & Tentative Other Charges\* as mentioned above are tentative and subject to change without notice at the Discretion of the Developer.  
 \*As per the extant regulations (which may change as per the govt. regulation), the GST payable on the following components are as under:-  
 Particulars of the Components GST for flat less than 60 sq. mtr & less than 45 lacs GST Rate  
 Flat Consideration 1% 5%  
 Estimated & Tentative other charges 18% 18%  
 \*Payment of Taxes, brokerage (if any) and Govt. 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 as per section 194IA of the Income Tax Act, 1961. 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. Applicants should comply with all terms & conditions including payment of sale consideration & other amounts/charges as above/said of the Applicant(s).  
 Form. The aforementioned payment milestones and events are in reference to the respective tower/building.  
 \*All cheque/demand drafts/remittance should be issued / deposited in favor of "TOWER 7-HIGHLANDS GODREJ CITY - Panvel Collection Account", payable at Mumbai.  
 \*The cheque/dishonor charges payable for dishonor of a particular instalment 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.  
 \*Payment thru OPL Pay (Payment Gateway) is applicable only for Token Amount.  
 \*Confiscation of amounts will be in accordance to the terms of the Application Form / Agreement Letter / Agreement for Sale.  
 \*Payment of each instalment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant is would also attract GST at 18% rate.  
 \*Third party payments are not allowed.  
 \*Scanning & Registration Charges ( approx Rs.10000) payable at the time of Registration has to be borne by applicants.  
 \*These Values / Offers mentioned above is only applicable for the bookings happening on that given day.  
 \*Stamp Duty considered at 2% as per the recent GR which is applicable for a specified period. Hence the said SDR charges is applicable if the regn is completed as mentioned in the payment plan above or 31st Dec 2020 whichever is earlier Zilla Parishad Tax @ 1% is applicable and is payable along with the Stamp Duty.  
 \*\*Society Maintenance charges are for 12 months, and Township maintenance charges are being charged for 36 months\*.

Primary Applicant:

2nd Applicant:

3rd Applicant: