

Runwal Bliss - Sunflower

Payment Schedule - CLP

Flat No	F-3904				21-Jan-24
Configuration	3 BHK				
Carpet Area In Sq Ft	1135.19				
Deck Area in Sq Ft	0.00				
Utility Area in Sq Ft	21.10				
Total Carpet Area	1156.29 sqft				
Agreement Value	27962180		GST on AV	1398109	
	Milestone %	Flat Cost	GST cheque amount	TDS	Final cheque
Booking Amount	1.0%	279622	13981	2796	276826
Balance within 15 Days post booking	4.0%	1118487	55924	11185	1107302
Balance Within 30 Days post booking	5.0%	1398109	69905	13981	1384128
Balance Within 45 Days post booking	35.0%	9786763	489338	97868	9688895
On initiation Of 1st Floor	4%	1118487	55924	11185	1107302
On initiation Of 5th Floor	4%	1118487	55924	11185	1107302
On initiation Of 10th Floor	4%	1118487	55924	11185	1107302
On initiation Of 15th Floor	4%	1118487	55924	11185	1107302
On initiation Of 20th Floor	4%	1118487	55924	11185	1107302
On initiation Of 25th Floor	3%	838865	41943	8389	830477
On initiation Of 30th Floor	3%	838865	41943	8389	830477
On initiation Of 35th Floor	3%	838865	41943	8389	830477
On initiation Of 40th Floor	3%	838865	41943	8389	830477
On Completion Of Top Floor	3%	838865	41943	8389	830477
On Completion of Blockwork of the unit	5%	1398109	69905	13981	1384128
Completion of internal plaster, flooring and tiling of the unit	5%	1398109	69905	13981	1384128
Completion of the external plumbing, Electrical fittings, Lift, Doors and Windows upto the floor level of the apartment	5%	1398109	69905	13981	1384128
On receipt of OC	5%	1398109	69905	13981	1384128
Total	100%	27962180	1398109	279622	27682558
Stamp Duty (Approx)		1678000			
Reg. & Scanning(Approx)		50000			
Maintenance	On possession at actuals		(To be paid at the time of possession)		
CGST + SGST @ 5% ON AGREEMENT VALUE		1398109			
CGST + SGST @ 18% ON OTHER CHARGES		46685			
Landed Cost		₹ 3,10,88,289			
Cheque Favouring	ERPL Tower F Collection Escrow Account 100				
A/C No.	57500000762070				
GST Favouring	Evia Real Estate Private Limited				
GST A/C No.	01630350000363				
	Bank- HDFC BANK LTD., Rupam Centre, Cine Planet, Sion Circle, Sion East Branch, Mumbai-400022,IFSC Code-HDFC0000163				

Other Charges	2,59,361
Maintenance	On possession at actuals
GST 18%	46,685
Total	3,06,046
Total Cost	₹ 3,13,94,335

\*\*Includes 2 Car-Park

NOTE: \* ABATEMENT OF 1/3RD AVAILABLE TOWARDS LAND AGAINST DEMAND VALUE - EFFECTIVE RATE THUS WILL BE 5%. GST ON OTHER CHARGES (CGST + SGST) WILL BE @ 18%

- A) AREAS, CHARGES, FIGURES, VALUES ARE SUBJECT TO CHANGE, AS PER APPLICABLE LAW.  
 B) THE DEVELOPER RESERVES THE RIGHT TO ALTER/CHANGE/ENHANCE THE ABOVE-MENTIONED ADDITIONAL EXPENSES AND PAYMENT SCHEDULE. THE FINAL PRICE IS SUBJECT TO CHANGE, AS PER APPLICABLE LAW.  
 C) Simultaneously with handover of possession of the said Premises, the Allottee shall pay in advance an estimated sum of Rs. 6.1/- psf (plus the applicable GST thereon) per month towards his proportionate share of BCAM Charges in respect of the said Premises for a collective period of 24 Months (24 months from the date of receipt of Occupancy Certificate for the Said Premises till the Society is formed and duly operationalized).  
 Simultaneously with handover of possession of the said Premises, the Allottee shall be liable to pay in advance an estimated sum of Rs. 6.1/- psf (plus the applicable GST thereon) per month towards his proportionate share of FCAM Charges in respect of the said Premises for a collective period of 24 Months (24 months from the date of receipt of Occupancy Certificate for the said Premises till the Apex Body is formed and duly operationalized).  
 It is clarified that the BCAM and FCAM Charges payable by the Allottee shall be as per the respective estimated amounts mentioned hereinabove or at actuals, whichever is higher.  
 D) PAYMENT SHALL BE SUBJECT TO TDS @1% AS PER SECTION 194 IA OF INCOME TAX ACT, 1961. KINDLY SUBMIT COPY OF PAYMENT/BANK CHALLAN, FORM 26QB AND DULY SIGNED FORM 16B HARD COPY WITHIN 10 DAYS FROM THE END OF MONTH IN WHICH TAX IS DEDUCTIBLE, FAILING WHICH IT WILL BE TREATED AS DELAY/DEFAULT IN PAYMENT, AND INTEREST (AS APPLICABLE) SHALL BE LEVIED UNTIL SUBMISSION OF RESPECTIVE DOCUMENTS.  
 E) THE AGREEMENT VALUE IS ARRIVED AT MUTUALLY, AS PER PREVAILING MARKET RATES AND CONDITIONS.  
 F) OTHER CHARGES INCLUDE SHARE APPLICATION MONEY, SOCIETY FORMATION CHARGES, RECEIVING SUB STATION, ELECTRICITY AND WATER CONNECTION CHARGES, CORPUS FUND AND LEGAL CHARGES  
 G) ELECTRICITY AND WATER METER CONNECTION CHARGES WILL BE APPLICABLE AT ACTUALS PRIOR TO POSSESSION  
 H) BOOKING AMOUNT ONCE PAID WILL BE NON REFUNDABLE

*Handwritten signature and date:*  
 21/01/2024



*Handwritten signature and initials:*  
 Com. H.P.