Date	19-Feb-2024

Client Name: Shakeel Ahmed Mustaq Ahmed Agasimani

CLP

PARTICULARS		
Wing	B	
Floor No	16	
Flat No	**B-1601**	
Configuration	1 BHK S	
	SQ.MTR	**SQ.FT**
Rera Carpet Area	35.29	380.29
Allied Area	2.03	21.84
Total Area	**37.32**	**402.12**
No of Allotment	0	

PARTICULARS	Amount
Consideration Amount (A)	**83,00,000**
Stamp Duty	4,98,000
Registration Charges	30,000
GST (5%)	4,15,000
Total Taxes (B)	**9,43,000**
Share Money (Rs. 1,100 if Corporate Body)	830
Soc. Formation, Legal, Water & Electric Meter	30,000
Development and Infrastructure Charges	2,25,000
Total Development & Possession Charges* (C)	**2,55,620**
GRAND TOTAL (A + B + C)	**94,98,620**

PAYMENT SCHEDULE

Particulars	Due	GST	TDS	Flat Cost
Within 07 Days from Booking	10%	41,500	8,300	8,21,700
Within 15 Days from Booking	10%	41,500	8,300	8,21,700
Completion of Plinth	10%	41,500	8,300	8,21,700
Completion of F Deck	10%	41,500	8,300	8,21,700
Completion of 10th Slab	5%	20,750	4,150	4,10,850
Completion of 15th Slab	5%	20,750	4,150	4,10,850
Completion of 20th Slab	5%	20,750	4,150	4,10,850
Completion of 25th Slab	5%	20,750	4,150	4,10,850
Completion of 30th Slab	5%	20,750	4,150	4,10,850
Completion of 35th Slab	5%	20,750	4,150	4,10,850
Completion of Top Slab	10%	41,500	8,300	8,21,700
Completion of External Plaster of the said unit	10%	41,500	8,300	8,21,700
On Receipt of Occupancy Certificate/Possession	10%	41,500	8,300	8,21,700
	100%	**4,15,000**	**83,000**	**82,17,000**

NOTE:

1) The above taxes and charges are subject to change as per Govt. notification. Any increase in and/or any additional taxes / charges other than those mentioned above will solely be borne by the customer and the developer shall not be liable to pay all the
2) Developer reserved the right to change the above information to comply with applicable laws without prior notice to customer
3) Carpet area mentioned above is as per the definition under Real Estate (Regulation & Development) Act 2016
4) Stamp Duty & Registration Subject to Market Value Whichever is higher
5) Management has the right to change the above given rates without any prior notice
6) Advance maintenance to be payable at Rs. 110/- per sq ft of RERA carpet area for 18 months, at the time of possession
7) *GST Payable @18% or as per actuals on Development and Possession Charges
8) Registration of Sale Agreement to be done to customer on completion of 10% of the agreement value as per Real Estate (Regulation & Development) Act 2016
9) Paradigm Ankaya Mobile App Id NO. P/120000/2018 Available at Web Site - http://maharera.maharashtra.gov.in
10) Cheque to be made in favour of – **Gajanan Property Developers Pvt. Ltd. Ankaya Sale 2 Master Collection Escrow Account**
11) TDS to be paid by the Customer directly to Income Tax Department on or before 30th of the next Successive month of Digital Challan
Web Site - https://tinpan.proteantech.in/login/login.aspx
12) Miscellaneous and Convenience Charges of Rs. 11,000/- or as per actuals to be paid at the time of Registration
13) GST Cheque to be made in favour of "**Gajanan Property Developers Pvt Ltd Ankaya GST Escrow Account**"
14) Society and other charges here includes Legal Charges, Society formation and Proportionate Share of Property Taxes and Water Charges for under construction Building etc
Please note the charges mentioned are indicative and may vary at the time possession
15) Any Change in applicable government taxes/charges/levies/duties, shall be borne and paid by the customer

First Applicant Signature

Second Applicant Signature

Sales Manager Name and Signature

AGREEMENT FOR SALE

ALAYA

Date	19-Feb-2024

Client Name: Shakeel Ahmed Mustaq Ahmed Agasimani

CLP

PARTICULARS		
Wing	B	
Floor No	16	
Flat No	B-1602	
Configuration	1 BHK S	
	SQ.MTR	SQ.FT
Rera Carpet Area	35.60	383.21
Allied Area	1.97	21.20
Total Area	**37.57**	**404.41**
No of Allotment	0	

PARTICULARS	Amount
Consideration Amount (A)	**83,00,000**
Stamp Duty	4,98,000
Registration Charges	30,000
GST (5%)	4,15,000
Total Taxes (B)	**9,43,000**
Share Money (Rs. 1,100 if Corporate Body)	820
Soc. Formation, Legal, Water & Electric Meter	30,000
Development and Infrastructure Charges	2,25,000
Total Development & Possession Charges* (C)	**2,55,620**
GRAND TOTAL (A + B + C)	**94,98,620**

PAYMENT SCHEDULE

Particulars	Due	GST	TDS	Flat Cost
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Completion of 15th Slab	5%	20,750	4,150	4,10,850
Completion of 20th Slab	5%	20,750	4,150	4,10,850
Completion of 25th Slab	5%	20,750	4,150	4,10,850
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On Receipt of Occupancy Certificate/Possession	10%	41,500	8,300	8,21,700
	100%	**4,15,000**	**83,000**	**82,17,000**

89,70,620/-
80 Lakh

NOTE: P1

1) The above taxes and charges are subject to change as per Govt. notification. Any increase in and/or any additional taxes / charges other than those mentioned above will solely be borne by the customer and the developer shall not be liable to be of the
2) Developer reserved the right to change the above information to comply with applicable laws without prior notice to customer.
3) Carpet area mentioned above is as per the definition under Real Estate (Regulation & Development) Act 2016.
4) Stamp Duty & Registration Subject to Market Value Whichever is higher.
5) Management has the right to change the above given rates without any prior notice.
6) Advance maintenance to be payable at Rs. 110/- per sq.ft of RERA carpet area for 18 months, at the time of possession.
7) *GST Payable @18% or as per actuals on Development and Possession Charges.
8) Registration of Sale Agreement to be done by customer on completion of 10% of the agreement value as per Real Estate (Regulation & Development) Act 2016.
9) Paradigm Antalya Mahal R/RA No.: P51800010208 Available at Web Site : http://maharera.mahaonline.gov.in
10) Cheque to be made in favour of "**Gajaman Property Developers Pvt. Ltd. Antalya Sale 2 Master Collection Escrow Account**"
11) TDS to be paid by the Customer directly to Income Tax Department on or before 30th of the next Successive month of English Calendar.
Web Site : https://onlineservices.tin.egov-nsdl.com/etaxnet/Challan.jsp
12) Miscellaneous and Conveniences Charges of Rs. 12,000/- or as per actuals to be paid at the time of Registration.
13) GST Cheque to be made in favour of "**Gajaman Property Developers Pvt Ltd Antalya GST Escrow Account**".
14) Society and other charges here includes Legal Charges, Society Formation and Proportionate Shares of Property Taxes and Water Charges for under construction Building etc.
Please note the charges mentioned are indicative and may vary at the time possession.
15) Any Change in applicable government taxes/charges/levies/duties, shall be borne and paid by the customer.

First Applicant Signature | Second Applicant Signature | Sales Manager Name and Signature