

Unit Cost Sheet & Payment Schedule

Project	Atoller Groons
Client Name	A3
Wing Name	A3 304
Unit No	2.5BHK
Type	3
Floor	2
Number of Stack Car Park	16419058
Total Basic Sales consideration	

Area Details/Additional Area Details		
Area	Sq.Ft	Sq.mt
RERA CARPET AREA	1096.53	101.87
Exclusive Area (Balcony)	164.04	15.24
Exclusive Area (Terrace)	0	0.00
Total Unit Area	1260.57	117.11

A: Construction/Time Linked Payment Plan	% Amt payable	Amt (In Rs)	C GST @ 2.5%	S GST @ 2.5%	TDS	TOTAL (Less TDS)
On Booking		500000	12500	12500	0	525000
Within 30 days of booking	9.90%	1125487	28137	28137	16255	1165506
Within 30 days of booking	75.10%	12330712	308268	308268	123307	12823941
On Possession with Fit Outs	10.00%	1641906	41048	41048	16419	1707582
On Possession with OC	5.00%	820953	20524	20524	8210	853791
TOTAL - A	100.00%	16419058	410476	410476	164191	17075820

B: Payment of Other Charges		Amount	C GST	S GST	TDS	Total
MSDCL	FIXED	75000	1875	1875	-	78750
Legal Charges	FIXED	25000	625	625	-	26250
Incidental Charges	FIXED	25000	625	625	-	26250
Total B		125000	3125	3125	-	131250

C: Statutory Charges*		Consideration Value				Amount
Stampduty @ 7% (Approx) within 30 days of booking		16419058				1149334
Registration (Approx)						30000
TOTAL - C						1179334
Total Cost (A+B+C)		16544058	413601	413601		18386404
Total Cost (A+B+C) Inclusive of TDS		16544058	413601	413601		18550595

Note :

- Deposits, Stamp duty, Registration fees, Other Charge, GST etc., if any, whenever called for shall be payable at actual by the Applicant(s).
- Effective rate of GST is 5% on Consideration Value as per revision of GST and is applicable as per Government norms.
- Request for Transfer of Apartment/ Unit shall be as per the policy.
- All payments towards **Basic Sales Consideration to be made in favor of "ESTEEM CONSTRUCTIONS PRIVATE LIMITED 100% Collection A/C"**.
- All payments towards **GST to be made in favor of "ESTEEM CONSTRUCTIONS PRIVATE LIMITED"**.
- Cancellation Charges before execution of Agreement @10% of the Consideration Value.
- SMC DEPOSIT of 2 years Rs.2,49,896/- Inclusive of GST to be paid at possession. No interest shall be paid on the refund money.
- Miscellaneous Charges INR.10,000/- applicable at the time of registration.
- Applicant(s) availing loan from Banks/ Financial Institutions shall submit the Sanction Letter to the Company within 15 days from the date of booking. In case of failure the Company will cancel the booking and refund the booking amount after deducting the cancellation charges, as above. Car parking will be allotted by CRM team as per the unit type and configuration selected as per company policy.
- TDS to be deducted @1% and Signed FORM 16B to be submitted to Developer.

_____ Signature of First/ Sole Applicant	_____ Signature of Joint/ Second Applicant, if any	_____ Signature of Joint/ Third Applicant, if any.
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