

Pricing Calculation

Unit Details

Tower	Tower 4
Unit	140B
Floor	14
Typology	2 Bed Elite

NERA CASq.M.	65.28
Exclusive Area (Balcony) Sq.M.	3.89
Exclusive Area (Utility Area) Sq.Mt	1.97
Total Area (In Sq.mtr.)	71.14

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	2,06,58,758
Source_Offier Loyalty	4,13,175
Sale Consideration (A)	2,02,45,583

Carpark	2500 x 5500	Site
GRESRPSUL113		

Payment Plan

Milestone	%	Instalment Amount (INR) payable to GPDL	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable
Booking Amount		10,12,279	50,614	10,62,893	10,123	10,52,770
Booking Amount	10.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
Stamp Duty & Registration within 30 days of booking date				12,44,800		12,44,800
Within 60 Days from Booking	10.00%	20,24,558	1,01,228	21,25,786	20,246	21,05,541
On Initiation of Excavation	10.00%	20,24,558	1,01,228	21,25,786	20,246	21,05,541
On Completion of Foundation (Raft Footings)	10.00%	20,24,558	1,01,228	21,25,786	20,246	21,05,541
On Completion of Plinth	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
On Completion of 5th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 10th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 15th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 20th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 25th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 30th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 35th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 40th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On Completion of 45th Slab	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
Completion of RCC Terrace Floor	2.50%	5,06,140	25,307	5,31,447	5,061	5,26,385
On completion of the walls, internal plaster, floorings of the said Apartment**	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
On completion of the staircases and lift wells	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
On completion of Elevation and external plumbing of said apartment	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
On completion of water Pumps and Electrical Fittings of said apartment	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
On Application of Occupancy Certificate	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
On Intimation of Possession	5.00%	10,12,279	50,614	10,62,893	10,123	10,52,770
Other Charges		7,94,127	93,556	8,87,683	7,941	8,79,742
Total		2,10,39,710	11,05,836	2,33,90,345	2,10,397	2,31,79,948

Estimated Other Charges

Description	Amount (INR)
Water Connection Charges	25,000
Electricity Charges	25,000
Legal Charges	25,000
Society formation charges	25,000
MGL Connection Charges	25,000
Share money	1,000
Corpus fund	1,07,355
Estimated Maintenance Charges for 24 months	3,30,906
LUC	2,29,866
Estimated other charges (B)	7,94,127

Government Levies

Description	Amount (INR)
Stamp Duty	12,14,800
Registration Charges	30,000
Goods and Service Tax (GST)	11,05,836
Total Govt. Levies incl. GST (C)	23,50,636

Total Sale Price including Government Levies (A+B+C) **2,33,90,345**

Terms & Conditions

of the Wing in which the said apartment is located

** As per RERA

- 1 square meter = 10.764 sq. ft.

Note : Payment thru GPL Pay is applicable for only Token Amount

* All figures are rounded to the nearest decimal. (1 square meter = 10.764 sq. ft.)

*** Payment through GPL Pay or a Credit Card Machine is applicable for application monies only. Additional charges if any applicable will be borne by the Applicant(s) solely.

*As per the existing regulations (subject to any change as per the govt. regulation in future), the GST (goods and service tax) payable on the following components are as under

Particulars of the Components	GST Rate
Flat Consideration	5%
Estimated & Tentative other charges	As applicable on actuals

#Exclusive Areas - shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah appurtenant to the net usable floor area of the Flat/Unit and meant for exclusive use of the Applicant/s and other areas appurtenant to the Flat/Unit for exclusive use of the Applicant/s.

* Third Party Payments are not allowed.

* The Applicant(s) shall not pay any amount towards any instalment by cash and/or deposit.

* Areas, specifications, plans, images, and other details are indicative and subject to change as per revised approvals received from the authorities from time to time

* Stamp duty, registration charges, and Other Government taxes, duties, and levies are to be borne by Applicant(s) on an actual basis. In case of levy of any development charges, LBT / EDC / IDC / LUC/MDC (Metro Development Charges), Swachh Bharat Cess, Krishi Kalyan Cess, Goods and Services Tax 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).

*The developer has the discretion to raise invoices for the milestones which has been completed/achieved irrespective of the sequence of milestones and prior to the structure completion.

* Payment of each instalment, estimated other charges, government charges and/or such other charges is of the essence of the Agreement, upon its default shall attract interest to the Applicant(s) as detailed in the Application Form. Interest payable by the applicant /s would also thereon.

* All benefits arising under the provisions of Goods and Services Act and its rules thereof, in the form of Input Tax Credit or otherwise are already considered under the Sale Consideration and the Applicant agrees not to make any further claims or demand or dispute in respect thereof.

- All cheque/demand drafts/remittance should be issued / deposited in favor of Godrej Kandivall Tower 4 Collection Account payable at Mumbai

* Payment of Taxes 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 provided under Application Form.

* LUC shall mean land under construction tax which is payable to the competent authorities on actuals. This is an indicative amount and may vary based on the demand raised by the competent authorities.

* Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale

* Scanning & Charges of the Consultant for registration will be applicable @ ~Rs.12,000 has to be borne by the applicants and shall be extra.

* The cheque dishonour charges payable for dishonour of a particular instalment payment cheque for the first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for the second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted.

Primary Applicant

Saumy
17/03/24

2nd Applicant

Neha Mishra

3rd Applicant