

Pricesheet for Lodha Riservo w.e.1 27nd October, 2023

Pricesheet for Mr B
11 January 2024

Residence Details		Project	Lodha Riservo
	Tower		
	Floor		A2
	Unit No.		16
	Typology		02
	Views		3BHK+S
	Carpet Area (sq. ft.)		Internal view with servant room
	EBVT* Area (sq.ft.)		1120
	Net Area (sq.ft.)		96
	Parking Details**		1216
Consideration Value	Unit Cost (UC)	Car	2
	Other Building Expenses***	INR	3,32,45,887
	Sub-Total 1: Consideration Value	INR	3,69,39,912
Amounts payable prior to registration	Stamp Duty^	INR	22,16,500
	Registration Charges and Processing Fees^	INR	36,000
	Sub-Total 2: Stamp Duty and Registration Fees	INR	22,52,500
	Utility/Infrastructure/Other Charges	INR	6,29,088
	Sub-Total 3: Other Charges	INR	6,29,088
GST	GST on Consideration Value^	INR	18,47,000
	GST on Other Charges^	INR	31,500
	Sub-Total 4: GST	INR	18,78,500
Total: (Sub-Total 1 to 4)	Total Cost of Ownership (TCO)	INR	4,17,00,000

Statutory Remarks

All amounts are stated in Indian Rupees (INR). *Exclusive Balcony, Veranda, Open Terrace Area ** Location shall be determined by the Developer at its sole discretion. ^Subject to actuals. Stamp duty and Registration charges are payable on Ready Reckoner Value or CV whichever is higher.

***Other Building Expenses include expenses related to building ground, building garden, building signage and building basement/podium/stilts, building lifts & lift rooms, building lobbies at various levels, storage tanks for building and other MEP systems for the building

Following maintenance related amounts shall be payable additionally at time of possession:

BCAM charges for 18 months at Rs. 8.59 per sq. ft. net area; FCAM for 60 months at Rs. 6.79 per sq. ft. net area;

Property Tax deposit for for 18 months @ Rs. 3.9 psf net area; these are estimates and maybe revised at the time of offer of possession, GST as applicable based on prevalent govt rates will be payable on these charges.

An undated cheque of Rs.50 psf net area, shall be taken towards building protection deposit which shall be encashed only on violation of guidelines for fit-outs/interior work. GST as applicable based on prevalent govt rates will be payable on these charges.

All government taxes/levies, as may be applicable, shall be borne separately by the purchaser; All payments can be made by Cheque/DD in favour of Macrotech Developers Limited / RTGS to Company account / Credit Card (only for Booking Amount I). Cash payments are not permitted; Booking amount -1 and Booking amount-2 are non-refundable. This price sheet should be read along with application form/ allotment letter/ registered agreement for sale

Note: Third party payments are not permitted. DDs will have to be supported by a letter from the bank confirming that the same has been drawn from the applicant's account

TDS payment is the responsibility of the purchaser. Under Section 194-IA of the Income-Tax (IT) Act, a buyer is liable to deduct and submit 1% of the total cost of ownership as TDS if the property value is over Rs.50 lakhs. Please make timely TDS payments by logging into your IT portal and share the TDS certificate, Form 26QB and Form 16B with us.