

Unit Details

Tower	The Highlands Tower 7	Carpet Area Rera (in Sq.mtr.)	36.66
Unit Number	3702	Exclusive Area (in Sq.mtr.)	1.37
Floor	37th Floor	Total Area (in Sq.mtr.)	38.03
Typology	1 BHK		

Payment Plan

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Godrej
Application Money	10 %	5,04,560.56	25,228.03	5,29,788.59	5,045.61	5,24,742.98
By March 28, 2024	15 %	7,56,840.84	37,842.04	7,94,682.88	7,568.41	7,87,114.47
By February 15, 2025 or On Completion of Ground Floor, whichever is Later	25 %	12,61,401.40	63,070.07	13,24,471.47	12,614.01	13,11,857.46
By February 15, 2026 or On Completion of 10th Floor Slab, whichever is Later	19 %	9,58,665.06	47,933.25	10,06,598.31	9,586.65	9,97,011.66
On Application of Occupancy Certificate	25 %	12,61,401.40	63,070.07	13,24,471.47	12,614.01	13,11,857.46
On Intimation of Possession	6 %	3,02,736.34	15,136.82	3,17,873.16	3,027.36	3,14,845.79
Other Charges	0 %	1,35,290.00	24,172.20	1,59,462.20	1,342.90	1,58,119.30
Maintenance + Corpus Fund	0 %	59,290.00	6,172.20	65,462.20	342.90	65,119.30
SDR Charges (Payable within 30 days from booking)				0.00		
Total		52,40,185.60	2,82,624.68	55,22,810.28	52,141.86	54,70,668.42

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	50,45,605.6
Sale Consideration (A)	50,45,605.6

Estimated Other Charges

Description	Amount (INR)
Township Maint Chg	34,290.00
Water & Electricity Charges	75,000.00
LEGAL CHARGES	25,000.00
Advance Society Maintenance	34,290.00
SHARE MONEY	1,000.00
CORPUS FUND	25,000.00
Estimated other charges (B)	1,94,580.00

Government Levies

Description	Amount (INR)
Stamp Duty	0
Registration Charges	0
Goods and Service Tax (GST)	2,82,624.68
Total Govt. Levies incl. GST (C)	2,82,624.68

Total Sale Price including Government Levies (A+B+C)	55,22,810.28
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Total Sales Consideration is calculated after applying discount of Rs.1,80,000.00

Terms & Conditions

*Areas, specifications, plans, images and other details are indicative and subject to change. * 1 square meter = 10.7639 sq. ft.
 *Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges, LBT / EDC / IDC // OSD / Land Under Construction (LUC), Goods and Services Tax (GST) 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) on actuals.
 **Estimated & Tentative Other Charges" as mentioned above are tentative and subject to change without notice at the Discretion of the Developer.
 *As per the extant regulations (which may change as per the govt. regulation), the GST payable on the following components are as under:-
 Particulars of the Components GST for flat less than 60 sq. mtr & less than 45 lacs GST Rate
 Flat Consideration 1% 5%
 Estimated & Tentative other charges 18% 18%
 *Payment of Taxes, brokerage (if any) 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 aforesaid of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.
 *All cheque/demand drafts/remittance should be issued / deposited in favor of "TOWER 7 HIGHLANDS GODREJ CITY - Panvel Collection Account" payable at Mumbai.
 *The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.
 *Payment thru GPL Pay (Payment Gateway) is applicable only for Token Amount.
 *Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale.
 *Payment of each installment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate.
 *Third party payments are not allowed.
 *Scanning & Registration Charges (approx Rs.10000) payable at the time of Registration has to be borne by applicants.
 *These Values / Offers mentioned above is only applicable for the bookings happening on that given day.
 *Stamp Duty considered at 2% as per the recent GR which is applicable for a specified period, Hence the said SDR charges is applicable if the regn is completed as mentioned in the payment plan above or 31st Dec 2020 whichever is earlier Zilla Parishad Tax @ 1% is applicable and is payable along with the Stamp Duty.
 **Society Maintenance charges are for 12 months, and Township maintenance charges are being charged for 36 months*.

Primary Applicant:	2nd Applicant:	3rd Applicant:
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