

Cost Sheet No. :

Site Address: Narang Vivenda, Evershine Nagar, Malad West, Mumbai, Maharashtra 400064



Flat Details	
Quotation Date	16-May-24
Project Name	Narang Vivenda
Building Name	Vivenda D
Flat Number	604
Floor	6
RERA Area in Sq. Ft	1336
Deck Area in Sq. Ft	65
Total Area in Sq. Ft	1401
Type of Flat	3 BHK LUXURY (4 & 5)
No. of Parking	2

Consideration Amount (A)	4,08,32,145
Society & Other Charges (B)	5,95,425
Stamp Duty	24,50,000
Registration Charges	30,000
Scanning and Other Charges	9,000
GST on Flat Cost	20,41,607
GST on Other Charges	1,07,177
Govt Taxes + Scanning (C)	46,37,784
Grand Total (A+B+C)	4,60,65,354

Society and Other Charges	Amount
Society Charges, Share Money and Maintenance collected in advance	5,95,425

Payment Schedule						
Sr No.	Description	%	Flat Cost	TDS	Total	GST
1	On the day of Booking	-	9,90,000	10,000	10,00,000	50,000
2	30 days from the date of Booking	10.0%	30,52,382	30,832	30,83,215	1,54,161
3	60 days from the date of Booking	10.0%	40,42,382	40,832	40,83,215	2,04,161
4	On Completion of the Plinth	10.0%	40,42,382	40,832	40,83,215	2,04,161
5	On completion of 05th Slab (1st Habitable)	10.0%	40,42,382	40,832	40,83,215	2,04,161
6	On completion of 10th Slab (6th Habitable)	5.0%	20,21,191	20,416	20,41,607	1,02,080
7	On completion of 15th Slab (11th Habitable)	5.0%	20,21,191	20,416	20,41,607	1,02,080
8	On completion of 20th Slab (16th Habitable)	5.0%	20,21,191	20,416	20,41,607	1,02,080
9	On completion of 25th Slab (21st Habitable)	5.0%	20,21,191	20,416	20,41,607	1,02,080
10	On completion of 30th Slab (26th Habitable)	5.0%	20,21,191	20,416	20,41,607	1,02,080
11	On completion of 35th Slab (31st Habitable)	5.0%	20,21,191	20,416	20,41,607	1,02,080
12	On Completion of Top Slab	5.0%	20,21,191	20,416	20,41,607	1,02,080
13	On Completion of Lift Machine Room + Elevation Features	10.0%	40,42,382	40,832	40,83,215	2,04,161
14	On Installation of Elevators	10.0%	40,42,382	40,832	40,83,215	2,04,161
15	On the receipt of Occupation Certificate	5.0%	20,21,191	20,416	20,41,607	1,02,080
	Total	100%	4,04,23,824	4,08,321	4,08,32,145	20,41,607

■ Due within 30 days from the date of booking

Customer Name :

Customer Signature

Note:	
1	Areas, specifications, plans, images and other details are indicative and subject to change.
2	All the above quotes / rates / values / taxes are approximate and can be changed without prior notice and at the discretion of the developer / government / civic bodies etc.
3	All payment stages highlighted in the Payment Schedule in the cost sheet are due within 30 days from the date of booking.
4	Stamp Duty, Registration Charges and Scanning and other charges will be borne by the Applicant(s).
5	Time for payment of instalments and taxes is of essence. You are aware that interest is payable on all delayed payments will be charged at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon till the instalments and taxes is not received.
6	In case of levy of any development charges, LBT / EDC / IDC / OSDC / 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.
7	"Estimated and Tentative Other Charges" as mentioned above are tentative and subject to change without notice at the Discretion of the Developer.
8	Payment of Taxes, brokerage (if any) and Government duties / levies / cesses are non-refundable.
9	On cancellation, 2% of the consideration amount will be deducted as administration charges. All taxes and brokerage, if paid will be recovered from the amount paid.
10	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.
11	This cost sheet forms a part of the Application Form. Applicants should comply with all terms and conditions including payment of sale consideration and other amounts/charges as aforesaid of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.
12	All cheque/demand drafts/remittance should be issued /deposited favouring to "Narang Realty Pvt. Ltd." towards sale consideration value and cheque favouring to "Narang Realty Pvt. Ltd." towards GST.
13	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.
14	Third party payments are not allowed.
15	Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale
16	Lock in period is till possession, during which period, the purchaser will not be entitled to sell the flat / premises.
17	Club House and other recreational amenities will be developed in a phased manner and may not be ready at the time of Possession.
18	Maintenance Advance for building is estimated to be for a period of 2 years.

Customer Name :

Customer Signature _____