

Cost Sheet No. : LUM/1504/28521

Date: 23/02/2024

**Pro Forma Quotation and Payment Schedule for Apartment No. 1504 in Luma Tower A**

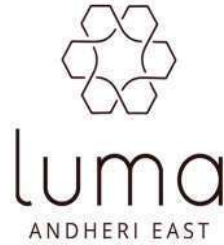
**Apartment Particulars**

| Sr. No. | Field   | Particulars     |                |
|---------|---|-----------------|----------------|
| 1.      | Project Name  | Luma Tower A    |                |
| 2.      | Tower Number (if applicable)  |                 |                |
| 3.      | Floor Number  | 15              |                |
| 4.      | Apartment Number  | 1504            |                |
|         |   | <b>Sq. Mts.</b> | <b>Sq. Ft.</b> |
| 5.      | Carpet Area as per RERA   | 91.36           | 983.40         |
| 6.      | Utility Area  | 1.95            | 20.99          |
| 7.      | Area of Enclosed Balcony (if applicable)                                    | 0.00            | 0.00           |
| 8.      | Deck Area   | 10.88           | 117.11         |
| 9.      | Total Carpet Area as per RERA plus area of Enclosed Balcony (if applicable) | 93.33           | 1,121.50       |
| 10.     | Number of Car Parking Space(s)  | 1               |                |
| 11.     | Number of Two-Wheeler Parking Space(s)                                      | 0               |                |

**Apartment Consideration Commercials**

| Sr. No. | Cost Head  | Amount (INR)      |
|---------|--|-------------------|
| 12.     | Allotment Premium/ Sale Consideration for Apartment along with car / two-wheeler parking space(s) as mentioned herein                  | 29,709,717        |
| 13.     | Stamp Duty at 6% of Allotment Premium/ Sale Consideration  | 1,782,583         |
| 14.     | GST at 5% as on date   | 1,485,486         |
| 15.     | Registration Charges   | 30,000            |
| 16.     | <b>Sub-Total of Allotment Premium/ Sale Consideration plus Stamp Duty, GST and Registration Charges as on date (12 + 13 + 14 + 15)</b> | <b>33,007,786</b> |





**Other Charges to be paid at Possession**

| Sr. No. | Cost Head   | Amount (INR)   |
|---------|---|----------------|
| 17.     | Legal Fees  | 75,000         |
| 18.     | Society Formation   | 20,000         |
| 19.     | Utility Charges Connection  | 465,750        |
| 20.     | Share Money   | 700            |
| 21.     | <b>Applicable GST on the other charges as on date</b>   | <b>30,764</b>  |
| 22.     | <b>Sub-Total of Other Charges plus currently applicable GST there on (17 + 18 + 19 + 20 + 21)</b> | <b>592,214</b> |

**Notes**

- Allotment Premium/ Sale Consideration includes allotment of car park(s) and/or two-wheeler park(s), as mentioned hereinabove, club house membership and infrastructure charges.
- \*\*Utility connection charges include water, electricity and gas connection charges.
- 1% TDS (or TDS as applicable which shall be duly intimated by the Company to you from time to time) to be paid online by the customer and the certificate for the same should be submitted in order to get credit for the same. The TDS amount deducted must be paid into the requisite government tax account on or before the 7<sup>th</sup> of every subsequent month of each payment made.
- The Stamp Duty amount mentioned above is approximate and the actual stamp duty shall be calculated on the basis of the market value of the apartment at the time of execution of the agreement for sale, or the sale consideration, whichever is more.
- The GST percent and amount mentioned above is approximate and is calculated on the basis of the extant laws and prevailing regulations. The actual GST shall be calculated on the basis of the guidelines and norms as applicable at the time of execution of the Agreement for Sale. The same shall be borne by the Applicant only.
- Kindly issue the payment towards the Allotment Premium/ Sale Consideration and Other Charges, in favour of:  
Beneficiary: ECC-Konark Joint Venture Project Luma Tower A&B Master Collection Escrow Account  
Bank Name: ICICI Bank Ltd  
Account Number: 777705267205  
IFSC Code: ICIC0000281  
Branch Address: Ground Floor, Vrindavan Building No.15, Shivdham Complex, Dindoshi, Malad (East), Mumbai - 400 097
- All Apartment instalments must be paid along with applicable GST via a separate cheque/ RTGS/ NEFT, in favour of:  
Beneficiary: E-Payment ECC-Konark Joint Venture A/c  
Bank Name: Punjab National Bank  
Account Number: 05211131000516  
IFSC Code: PUNB0052110  
Branch Address: Rajnigandha Shopping Centre Gokuldham ,Goregaon (East) Mumbai-400063
- Other charges are to be paid at the time of the offer for possession of the said Apartment.
- Execution and Registration of the Agreement for Sale is mandatory for the Applicant(s) beyond payment of 10% of the Allotment Premium/ Sale Consideration, as recorded herein.
- The internal walls, plaster, flooring, windows / facade, doors, sanitary fittings, lift wells, lobbies, staircases, entrance lobbies, general development, etc may be initiated and completed at any time during the construction cycle and ECC-KONARK JOINT VENTURE shall raise instalment demands thereof at that time, which may be simultaneous with other instalment demands. The Applicant(s) agrees and undertakes to make payments of these demands as and when demanded and shall not dispute / object or challenge such demands in any nature whatsoever.
- 





**Security Maintenance Deposit (SMD) shall be handed over to the Society of allottees upon hand over to the Society / Federation, as the case may be. SMD will be recovered at Rs15 per sq. ft of RERA carpet area for 18 months along with applicable GST, at the time of possession, and shall be subject to the provisions as contained in the Agreement for Sale and shall be over and above the costs mentioned herein.**

- i. The notes / terms and conditions as contained in this Cost Sheet are by no means exhaustive and the transaction contemplated herein shall be governed by the Application Form, Letter of Confirmation of Allotment and Agreement for Sale, as the case may be.
- m. The Applicant(s) shall be liable to execute the Application Form and /or execute and register the Agreement for Sale within the time period stipulated in the payment schedule (annexed hereto), and in case the same is not completed by the Applicant(s), the transaction contemplated herein shall stand automatically cancelled.
- n. The Project has been registered with MahaRERA under No. P51800012155.



**Payment Schedule for Your Apartment Number 1504 In Luma Tower A**

| Sr. No. | Milestone   | Due Date | Percent (%) Due | Amount Due (INR) | GST (INR) |
|---------|---|----------|-----------------|------------------|-----------|
| 1.      | Booking   | CLP      | 10.00%          | 2,970,972        | 148,549   |
| 2.      | Upon Execution of Agreement to Sell   | CLP      | 15.00%          | 4,456,458        | 222,823   |
| 3.      | Casting of foundation   | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 4.      | Casting of Basement 2 Base slab (Top of Basement 3)                               | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 5.      | Casting of Basement 1 Base slab (Top of Basement 2)                               | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 6.      | Casting of Plinth   | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 7.      | Casting of 2nd floor - Base Slab  | CLP      | 2.50%           | 742,743          | 37,137    |
| 8.      | Casting of 4th floor - Base Slab  | CLP      | 2.50%           | 742,743          | 37,137    |
| 9.      | Casting of 6th floor - Base Slab  | CLP      | 2.50%           | 742,743          | 37,137    |
| 10.     | Casting of 8th floor - Base Slab  | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 11.     | Casting of 10th floor - Base Slab   | CLP      | 2.50%           | 742,743          | 37,137    |
| 12.     | Casting of 12th floor - Base Slab   | CLP      | 2.50%           | 742,743          | 37,137    |
| 13.     | Casting of 14th floor - Base Slab   | CLP      | 2.50%           | 742,743          | 37,137    |
| 14.     | Casting of 16th floor - Base Slab   | CLP      | 2.50%           | 742,743          | 37,137    |
| 15.     | Casting of terrace slab   | CLP      | 2.50%           | 742,743          | 37,137    |
| 16.     | Completion of Walls & Plaster of the said Apartment                               | CLP      | 2.00%           | 594,194          | 29,710    |
| 17.     | Completion of Terrace waterproofing of the said Tower                             | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 18.     | Completion of Flooring of the said Apartment                                      | CLP      | 2.00%           | 594,194          | 29,710    |
| 19.     | Completion of external plasterwork/gypsum/punning of the said tower               | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 20.     | Completion of Doors & Windows of the said Apartment                               | CLP      | 2.00%           | 594,194          | 29,710    |
| 21.     | Completion of lift wells upto floor of the said apartment                         | CLP      | 3.00%           | 891,292          | 44,565    |
| 22.     | Completion of staircases upto floor of the said apartment                         | CLP      | 2.00%           | 594,194          | 29,710    |
| 23.     | Completion of lifts of the said tower   | CLP      | 2.00%           | 594,194          | 29,710    |
| 24.     | Completion of entrance lobbies of the said tower                                  | CLP      | 2.00%           | 594,194          | 29,710    |
| 25.     | Upon receipt of Occupation Certificate / Completion Certificate for the Apartment | CLP      | 5.00%           | 1,485,486        | 74,274    |
| 26.     | <b>Total Sale Consideration for the Apartment</b>                                 |          | 100%            | 29,709,717       | 1,485,486 |
| 27.     | Other Charges (payable upon offer for possession)                                 |          |                 | 592,214          |           |

**This is a system-generated cost sheet and does not require a stamp or signature.**

