

Kalpataru Vivant

Project Details :	Rera Registration Number for Project : P51800051328 GST Registration Number for Project : 27AAHCA1405F1Z6	(https://maharera.mahaonline.gov.in/)
Head Office :	Alder Residency Pvt. Ltd. 101, Kalpataru Synergy, Opposite Grand Hyatt Hotel, Mumbai - 400055, Tel : 022 30643065	
Project Address :	Kalpataru Vivant JVLR Mumbai - 400060	

Flat Details		
Quotation Date	02-Feb-24	
Ridge	North	
Tower	North - A	
Configuration	3 BHK Grande with Deck	
Floor No.	22	
Flat No.	4	
Apartment No.	North - A-224	
Facing	Podium Facing	
Area Units	Sq mt	Sq ft
RERA Carpet Area	97.08	1045
Enclosed Balcony Area	0.00	0
Open Balcony Area	2.87	31
Utility Balcony Area	0.00	0

Payment Plan	Construction Linked Plan
Type of Vehicle Parking space	Stack
Number of Vehicle Parking spaces	2

Society and Other Charges		
Accountable Charges	Amount (incl. of TDS)	TDS
Share Money (INR 600 per unit for individuals and INR 1100 for Corporates)	600	-
Sub Total (1)	600	

Non Accountable Charges	Amount (incl. of TDS)	TDS
Entity Formation Charges	10,000	100
Outgoing for 1 year in advance excluding property tax and fitness centre maintenance	1,54,944	1,549
Legal Documentation Charges	15,000	150
Charges for EMP (as per MOEF requirement)	96,840	968
Electric Meter Supply & Connection Charge	1,00,000	1,000
Water Supply Connection Charges	50,000	500
Infrastructure Development charges	2,15,200	2,152
Gas supply and meter charges	20,000	200
Sub Total (2)	6,61,984	6,620

Grand Total (1+2)	6,62,584
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Particulars Payable on	%	Purchase Price ex TDS	TDS	CGST	SGST	Total Payment
Payable on Booking	1.61%	5,00,000	5,051	12,626	12,626	5,30,302
Payable on or before 25 Jan'24	8.39%	26,07,950	26,343	65,857	65,857	27,66,007
Payable within 60 days from the Booking	10.00%	31,07,950	31,393	78,484	78,484	32,96,311
Payable on Completion of Raft	10.00%	31,07,950	31,393	78,484	78,484	32,96,311
Payable on Completion of Basement 1 Slab	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
Payable on Completion of Ground Floor Slab	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
Payable on Completion of Podium 1	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
Payable on Completion of 2nd Slab	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
Payable on Completion of 6th Slab	4.00%	12,43,180	12,557	31,393	31,393	13,18,523
Payable on Completion of 10th Slab	4.00%	12,43,180	12,557	31,393	31,393	13,18,523
Payable on Completion of 14th Slab	4.00%	12,43,180	12,557	31,393	31,393	13,18,523
Payable on Completion of 18th Slab	4.00%	12,43,180	12,557	31,393	31,393	13,18,523
Payable on Completion of Top Slab	4.00%	12,43,180	12,557	31,393	31,393	13,18,523
Payable on Completion of Block Work	7.00%	21,75,565	21,975	54,939	54,939	23,07,418
Payable on Completion of Tiling	8.00%	24,86,360	25,115	62,787	62,787	26,37,049
Payable on Completion of Entrance Lobby	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
Payable on Installation of Lift	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
	0.00%	-	-	-	-	-
	0.00%	-	-	-	-	-
	0.00%	-	-	-	-	-
	0.00%	-	-	-	-	-
Payable on Offer of Possession	5.00%	15,53,975	15,697	39,242	39,242	16,48,156
	100%	3,10,79,498	3,13,934	7,84,836	7,84,836	3,29,63,104

TERMS & CONDITIONS :

For Purchase Price, Kindly issue cheque / DD / Pay order in favour of	ARPL Vivant North Wing A Master ESC Ac HDFC Bank A/C No: 57500001201871 IFSC code HDFC0000060
For Taxes & Entity & Org and other charges, kindly issue cheque / DD / Pay order in favour of	ARPL- Project 1 Escrow A/c HDFC Bank A/C No: 5750000827666 IFSC code HDFC0000060
Stamp Duty & Registration Charges payable through NEFT & RTGS (along with confirmation letter).	MAHA GOVT STATUTORY EPAYMENT Punjab National Bank SB A/C No:114400MG00000011 IFSC code PUNB0114400 BRANCH:Shilpayan, Shivaji Path, Thane (W) 400603

- Rates are subject to change without any prior intimation and will be final only upon realization of Booking Amount
- At present, the Booking Amount is 10% of the aforesaid Purchase Price. Booking amount of Rs. 4,50,000/- will be collected from customer along with application form and within a month balance of 10% amount will be payable.
- The customer will have to pay additional Rs. 50000/- (for North A, North C, North D & North E) and Rs. 25000/- (for North B, South A, South B & South C) as a refundable deposit for interior works at the time of possession.
- At the time of booking please carry the following:
 - 1 passport size photograph; and original and photocopy of Aadhar and PAN Card of all applicants
 - For proof of address, bring the original and photocopy of any of the options including Passport, Ration Card, Driver's License, Voter Id or Electricity Bill
 - For NRI clients, it is mandatory to get the original and photocopy of either Proof of Indian Origin or OCI
- Timely payment of instalments, deposits and charges is of essence. You are aware that interest at the rate of SBI's highest MCLR plus 2% p.a. is payable on all delayed payments.
- On cancellation or termination, pre-Agreement for Sale, 10% of the Purchase Price as pre-estimated liquidated damages, taxes & Stamp Duty paid/payable, interest accrued on unpaid/delayed instalments, and any other charges that may be paid by Promoter under subvention scheme and/or any other scheme if any or the amounts paid until such cancellation or termination, whichever is lower. will be forfeited and adjusted.
- On cancellation or termination, after registration of Agreement for sale. 10% of the Purchase Price, will be forfeited and adjusted as pre-estimated liquidated damages. A further deduction of taxes & stamp duty paid/payable, interest accrued on unpaid/delayed instalments, and any other charges that may be paid by Promoter under subvention scheme and/or any other scheme, if any, shall also be made.
- Property tax shall be extra and payable by the customer.
- Kindly note that possession of the said Apartment will be given 30 days after receiving all the payments.
- Any change in charges/taxes/levies/duties (including new charges/taxes/levies/duties) shall be borne and payable by the customer as may be applicable from time to time.
- Conversion factor of "1 Square Meter = 10.764 Square Feet" has been used herein and areas in Square Feet are mathematically rounded off and in case of any difference, areas in Square Meter shall be final
- All common areas/amenities/facilities related to the entire layout (as disclosed on the website of MahaRERA) will be developed in a phased manner and will be completed upon the completion of the whole project in the layout.
- Upon receipt of the Booking Amount (upto 10% of the Purchase Price) Agreement to be registered mandatorily in compliance with RERA guidelines
- Customer shall deduct the Tax Deducted at Source ("TDS") on the consideration amount, at the rate as applicable from time to time under provisions of the Income Tax Act, 1961 and submit us the TDS Certificate. As per current mandate, applicable TDS rate is 1% on all payments against milestones (as mentioned in this cost sheet).
- The above purchase price has been arrived after accounting for all prevailing promotions, offers and discount schemes as applicable on the quotation date.
- The above offer is contingent to the customer having bank sanction (if applicable) in place. In no case shall Kalpataru be held responsible/accountable for facilitating stamp duty refunds if booking ends up getting cancelled owing to lack of clear documents, bank sanction letters (if applicable) or any other reason.
- Agreement for Sale to be registered immediately after payment of 10% of the Agreement Value
- The project is secured with IDBI Trusteeship Services Limited and no objection certificate/permission would be obtained at the relevant time, if required.
- For the Subvention scheme with ICICI & Axis Bank, the Pre-EMI will be borne by developer till OC is received

Quotation Issued by
Quotation Issue Date :- 2-Feb-24

Customer Name: _____
Customer Signature _____