



Centrona

Sales Order No.

Sales summary

Customer Code: **0000521337**

Date: 18/03/2024

Name of Primary Applicant: **Jonaki Biswas**

Tower NVA	Unit 2403	Floor 024	Sales Office CENTRONA SALES OFFICE
Unit Type 1 BHK - OPTIMA LARGE	PLC 0.00	Quotation 00014488	
No. of Car Park : 1	Car Park Type SINGLE		
Booking Source Channel Partner	Broker Code 0004000381		
Broker RERA Registration No A51700000043	Broker Name Property Pistol Realty Pvt Ltd		

Carpet Area	398.700
Other Usable Area	30.890
Saleable Area	710.000
Base Rate	15950.64
PLC	0.00
Floor Rise	0.00
Total Rate	15950.64
Agreement Value	1,13,24,955.11

Committee Approval number:

<input type="checkbox"/>	Discount	<input type="checkbox"/>	Payment Deferment	<input type="checkbox"/>	Brokerage Adjustment
<input type="checkbox"/>	Excess Payment	<input type="checkbox"/>	Corporate Booking	<input type="checkbox"/>	Subvention

<input type="checkbox"/>	Transfer Case	<input type="checkbox"/>	Shifting	<input type="checkbox"/>	Reallocation
<input type="checkbox"/>	Others	<input type="checkbox"/>	Resale		
Old Cust Code -->	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Old Sales Code -->	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Notes:

 Sagar Khatri (Sales Manager)	 CP Team	 (Site Head)
----------------------------------	-------------	-----------------

CRM Team	Finance & Accounts
----------	--------------------

Project Name	77 Cross Roads
Building Name/Tower	Nova A
Flat No.	2403
Flat Code	Nova A 2403
Carpet Area (Sq. ft.): (a)	398.7
Ancillary Area (Sq. ft.): (b)	30.89
Total: (a+b)	429.59
Type of Flat	1 BHK

DRAFT

Consideration Value (A)	₹ 1,13,24,955
-------------------------	---------------

Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Club Membership Charges	₹ 3,00,000
Society Formation Charges	₹ 15,000
Share Application Charge	₹ 600
Total other charges (B)	₹ 3,15,600

Govt. taxes	(Amount in Rs.)
GST (@ 1% on Agreement Value or as per applicable rates)	₹ 1,13,250
Stamp Duty	₹ 6,79,497
Registration Charges	₹ 30,000
Total Govt Taxes (C)	₹ 8,22,747

Original Estimated Value (A+B+C)	₹ 1,24,73,302
---	----------------------

Club Membership Charges Waiver (LAUNCH OFFER)	₹ 3,00,000
--	-------------------

Final Estimated Value	₹ 1,21,73,302
------------------------------	----------------------

Car Parking	1
--------------------	----------

1. Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes as applicable)

₹ 29,771

2. Advance adhoc maintenance for common amenities for approximately 12 months payable at the time of possession (taxes as applicable)

₹ 29,771

Payment Schedule:

Sr. No.	Description	% Payable	Amount Payable (A)	GST (B)	Total Payable (C) = A+B	TDS (D) 1% of A	Total Instalment Payable (E) = C-D	Amount Payable On
1	Earnest Money	10%	4,95,050	4,950	5,00,000		5,00,000	Application Money Due on Booking
			6,37,446	6,374	6,43,820	11,325	6,32,496	30 Days from Booking
Execution of Agreement (Stamp Duty and Registration Amount to be Paid by Customer)								75 Days from Booking
2	Instalment on Execution of Agreement	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	90 Days from Booking
3	On start of Excavation	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	90 Days from Booking
4	On Completion of Raft	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	90 Days from Booking
5	On Completion of Plinth	10%	11,32,496	11,325	11,43,820	11,325	11,32,496	
6	On Completion of 4th Floor Slab	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
7	On Completion of 8th Floor Slab	7.5%	8,49,372	8,494	8,57,865	8,494	8,49,372	
8	On Completion of 12th Floor Slab	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
9	On Completion of 16th Floor Slab	7.5%	8,49,372	8,494	8,57,865	8,494	8,49,372	
10	On Completion of 22th Floor Slab	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
11	On Completion of Terrace slab	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
12	On Completion of Internal Walls, Internal Plaster, Floorings of the said apartment	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
13	On Completion of the electrical fittings, windows, doors of the said apartment, including staircases and lobbies upto the floor level of the said apartment	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
14	On Completion of External Plumbing and External Plaster, entrance lobby/s of the building or wing in which the said apartment is located and sanitary fittings of the said apartment	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
15	On Completion of Lift wells, Electro, Mechanical and Environment Requirements, elevation, Water Pumps, on completion of lifts, terraces with waterproofing, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale	10%	11,32,496	11,325	11,43,820	11,325	11,32,496	
16	On intimation of receipt of Occupation Certificate	5%	5,66,248	5,662	5,71,910	5,662	5,66,248	
Total:		100%	₹ 1,13,24,955	1,13,250	₹ 1,14,38,205	₹ 1,13,250	₹ 1,13,24,955	

Note:

- The above estimate is being given on your request. The flat offered is subject to availability and the prevailing rate will be considered at the time of booking.
- #Government taxes and fees are as considered as per current applicable rates & subject to vary.
- TDS to be deducted 1% of the Agreement Value. It is mandatory as per law to deduct 1% TDS from every payment and deposit the same with the government
- Miscellaneous charges at the time of registration is to be borne & paid by the applicant (approx. Rs. 10000)

Jonaki Biswas
17/03/24

Samy Das
17/Mar/24

ANNEXURE B

Applicant Details:

Name:	
Contact Number	
Email ID:	
Address for Communication:	

Booking Source Details:

Direct	<input type="checkbox"/>
Referral	<input type="checkbox"/>
Channel Partner	<input type="checkbox"/>

Project Name	77 Cross Roads
Building Name/Tower	Nova A
Flat No.	2403
Carpet Area (Sq. ft.): (a)	398.7
Ancillary Area (Sq. ft.): (b)	30.89
Total: (a+b)	429.59
Type of Flat:	1 BHK

Consideration Value (A)	₹ 1,13,24,955
Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Society Formation Charges	₹ 15,000
Share Application Charges	₹ 600
Total other charges (B)	₹ 15,600
Govt. taxes	(Amount in Rs.)
GST (@ 1% on Consideration Value or as per applicable rates)	₹ 1,13,250
Total Govt Taxes (C)	₹ 1,13,250
Car Parking	1

1. Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes as applicable)

₹ 29,771

2. Advance adhoc maintenance for common amenities for approximately 12 months payable at the time of possession (taxes as applicable)

₹ 29,771

Payment Schedule:

Sr. No.	Description	% Payable	Total Amount		GST* (C)	Total Payable	Payable On
			To Promoter	TDS (B)			
1A	Part Earnest Money	10%	4,95,050		4,950	5,00,000	Application Money Due on Booking
1B	Balance Earnest Money		6,26,121	11,325	6,374	6,43,820	30 Days from Booking
	Execution of Agreement						75 Days from Booking
2	Instalment on Execution of Agreement	5%	5,60,585	5,662	5,662	5,71,910	90 Days from Booking
3	On start of Excavation	5%	5,60,585	5,662	5,662	5,71,910	90 Days from Booking
4	On Completion of Raft	5%	5,60,585	5,662	5,662	5,71,910	90 Days from Booking
5	On Completion of Plinth	10%	11,21,171	11,325	11,325	11,43,820	
6	On Completion of 4th Floor Slab	5%	5,60,585	5,662	5,662	5,71,910	
7	On Completion of 8th Floor Slab	7.5%	8,40,878	8,494	8,494	8,57,865	
8	On Completion of 12th Floor Slab	5%	5,60,585	5,662	5,662	5,71,910	
9	On Completion of 16th Floor Slab	7.5%	8,40,878	8,494	8,494	8,57,865	
10	On Completion of 22th Floor Slab	5%	5,60,585	5,662	5,662	5,71,910	
11	On Completion of Terrace slab	5%	5,60,585	5,662	5,662	5,71,910	
12	On Completion of Internal Walls, Internal Plaster, Floorings of the said apartment	5%	5,60,585	5,662	5,662	5,71,910	
13	On Completion of the electrical fittings, windows, doors of the said apartment, including staircases and lobbies upto the floor level of the said apartment	5%	5,60,585	5,662	5,662	5,71,910	
14	On Completion of External Plumbing and External Plaster, entrance lobby/s of the building or wing in which the said apartment is located and sanitary fittings of the said apartment	5%	5,60,585	5,662	5,662	5,71,910	
15	On Completion of Lift wells, Electro, Mechanical and Environment Requirements, elevation, Water Pumps, on completion of lifts, terraces with waterproofing, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale	10%	11,21,171	11,325	11,325	11,43,820	
16	On intimation of receipt of Occupation Certificate	5%	5,60,585	5,662	5,662	5,71,910	
	Total:	100%	₹ 1,12,11,705	₹ 1,13,250	₹ 1,13,250	₹ 1,14,38,205	

Cheque Favouring: LNT CENTRONA - 13 COLLECTION A/C

Channel Partner:

Organisation	
Contact Number	

Note:

- The above estimate is being given on your request. The flat offered is subject to availability and the prevailing rate will be considered at the time of booking.
- #Government taxes and fees are as considered as per current applicable rates & subject to vary.
- TDS to be deducted 1% of the Agreement Value. It is mandatory as per law to deduct 1% TDS from every payment and deposit the same with the government
- Miscellaneous charges at the time of registration is to be borne & paid by the applicant (approx. Rs. 10000)

Signature of Applicant/s:

Sonali Biswas
17/03/24Sonali Biswas
17/03/24

Parking Number : 91

Parking Level : UB

Parking Type : Single

Customer Name : Tanmoy Das

Tower : NOVA A Unit No.: 2403

Customer Signature: *Tanmoy Das*

IndusInd Bank

**L & T ASIAN REALTY
PROJECT LLP**

10 11 108ER & L & T BUSINESS PARK SAKI VIHAR
ROAD

DATE:17/03/2024 TIME:17:19:15
MID:251N00000002636 TID:25102881
INVOICE NO:5008517_12540_2403171
71909

SALE

Credit Visa

CARD: XXXXX7426 CHIP
RRN: 407717443587
AID:A0000000031010 TSI:E800
TVR:0080048000 APPR CODE:170424
TC: 7C555FC1F961C290
TOTAL AMT: INR 100000.00

PIN VERIFIED OK
SIGNATURE NOT REQUIRED
I AGREE TO PAY AS PER
CARD ISSUER AGREEMENT
***** MERCHANT COPY *****
Powered by PaySwiff
Version 1.0.35