

Unit Cost Sheet & Payment Schedule- EXCLUSIVE PRICE -Subject to approval							
Project	LINKBAY RESIDENCES						
Wing Name	E Wing						
Unit No	E 1604						
Unit Type	2 BHK-Ambition						
Floor	16						
Number of Car Park	1						
Total Basic Sales consideration (AV)	27829133						
Area Details/Additional Area Details							
Area	Sq.mtrs			Sq.Ft			
RERA CARPET AREA	74.62			803			
Exclusive Area (Balcony)	1.91			21			
Total Unit Area	76.53			824			
A : Construction/Time Linked Payment Plan	% Amt payable	Amt (In Rs)	C GST @ 2.5%	S GST @ 2.5%	TDS	TOTAL (Less TDS)	
On Booking	1,100,000	1,100,000	27,500	27,500	11,000	1,144,000	
Within 30 days from Booking (Less Booking amount)	9.9%	1,655,084	41,377	41,377	16,551	1,721,288	
Within 60 days of Booking (B)	10.1%	2,810,742	70,269	70,269	28,107	2,923,172	
On completion of Basement 3	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of Basement 1	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of Plinth	10%	2,782,913	69,573	69,573	27,829	2,894,230	
On completion of 3rd floor roof slab	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of 7th floor roof slab	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of 11th floor roof slab	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of 15th floor roof slab	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of 19th floor roof slab	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of 23rd floor roof slab	5%	1,391,457	34,786	34,786	13,915	1,447,115	
On completion of TOP floor roof slab	6%	1,669,748	41,744	41,744	16,697	1,736,538	
On Completion of finishing work- Flooring /Bathroom /Painting etc. -Finishing Part 1	6%	1,669,748	41,744	41,744	16,697	1,736,538	
On Installation of Lift and other essentials etc. - Finishing Part 2	6%	1,669,748	41,744	41,744	16,697	1,736,538	
On Intimation for Fit outs	6%	1,669,748	41,744	41,744	16,697	1,736,538	
Before handing Over of the Possession (On receipt of OC)	6%	1,669,748	41,744	41,744	16,697	1,736,538	
TOTAL - A	100%	27,829,133	695,728	695,728	278,291	28,942,299	
B : Payment of Other Charges		Amount	C GST	S GST	TDS	Total	
Development Charges		600,000	54,000	54,000		708,000	
Club House Charges		500,000	45,000	45,000		590,000	
Legal Charges		40,000	3,600	3,600		47,200	
Water & Electricity Charges		60,000	5,400	5,400		70,800	
Share Money		650	-	-		650	
Adv Maintenance Charges-1yrs		148,320	13,349	13,349		175,018	
Total B		1,348,970	121,407	121,407		1,591,668	
C: Statutory Charges* - Paid directly to Government		Consideration Value		Amount			
Stampduty @ 6% (Approx)		27829133		1669748			
Registration (Approx)				30000			
TOTAL - C				1699748			
TOTAL COST TO LESS TDS							32233831
TOTAL COST TO CUSTOMER							32512123
Note :							
<ul style="list-style-type: none"> Deposits, Other Charges, GST etc., if any, whenever called for shall be payable by the Applicant(s). Stamp duty, Registration fees will be paid by Customer. Customer has to ensure the stampduty and registration process is completed within 45 days of the bookings Effective rate of GST is 5% on Consideration Value as per revision of GST and is applicable as per the government Norm. Request for Transfer of Apartment/ Unit shall be as per the policy. All payments to be made in favor of " PORTSMOUTH BUILDCON PVT LTD 100% Collection A/C " A/C NO 777705624336 , Bank : ICICI Bank, IFSC CODE: ICIC0000555, Cancellation Charges before execution of Agreement as per the policy. No interest shall be paid on the refund money (if any). Miscellaneous Charges INR.12,000/- applicable at the time of registration. Applicant(s) availing loan from Banks/ Financial Institutions shall submit the Sanction Letter to the Company within 15 days from the date of booking. In case of failure the Company will cancel the booking and refund the booking amount after deducting the cancellation charges, as above TDS to be deducted @1% and Signed FORM 16B to be submitted to Developer. 							
Signature of First/ Sole Applicant		Signature of Joint/ Second Applicant, if any		Signature of Joint/ Third Applicant, if any.			