Kalpataru Vivant

Rera Registration Number for Project Project Details : GST Registration Number for Project : Alder Residency Pvt. Ltd. **Head Office:**

Project Address :

(https://maharerait.mahaonline.gov.in/)

101, Kalpataru Synergy, Opposite Grand Hyatt Hotel, Mumbai - 400055, Tel : 022 30643065

Kalpataru Vivant JVLR

21-Nov-2 South South - 0	
South South - (
South - (С
	С
1 BHK	
22	
1	
South - C-2	221
Facing City Facing	
Sq mt	Sq ft
40.41	435
0.00	0
0.00	0
0.00	0
	22 1 South - C- City Facin Sq mt 40.41 0.00 0.00

Payment Plan	Construction Linked Plan
Type of Vehicle Parking space	Single Stack Slot

Number of Vehicle Parking spaces

Society and Other Charg	ges	
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	62,640	626
Legal Documentation Charges	15,000	150
Charges for EMP (as per MOEF requirement)	39,150	392
Electric Meter Supply & Connection Charges	50,000	500
Water Supply Connection Charges	50,000	500
Infrastructure Development charges	87,000	870
Gas supply and meter charges	20,000	200
Sub Total (2)	3,33,790	3,338

Grand Total (1+2)	3,34,390

Purchase Price 1,35,4 Stamp Duty 6% Registration Charges 8,7 Scanning and Documentation Charges 8,7 Total (S.D. & Regn. Chgs.) (B) Society & Other Charges (C) CGST on Purchase Price (net of Land Abatement) 2.5% SGST on Purchase Price (net of Land Abatement) 2.5% Total GST on Purchase Price 6,73 Net GST payable on Purchase Price 6,73 CGST on Society & Other Charges 22 SGST on Society & Other Charges 22 Total (GST) (D) 7,26 GRAND TOTAL (A + B + C + D) 1,45,4	nbai - 400060		
Stamp Duty 6%	10000		
Registration Charges Scanning and Documentation Charges Scanning and Documentation Charges Total (S.D. & Regn. Chgs.) Society & Other Charges (C) 3,34 CGST on Purchase Price (net of Land Abatement) SGST on Purchase Price (net of Land Abatement) 2.5% 3,37 Total GST on Purchase Price Net GST payable on Purchase Price (A) 7.5 CGST on Society & Other Charges SGST on Society & Other Charges	Purchase Price		1,35,01,245
Registration Charges Scanning and Documentation Charges Scanning and Documentation Charges Total (S.D. & Regn. Chgs.) Society & Other Charges (C) 3,34 CGST on Purchase Price (net of Land Abatement) SGST on Purchase Price (net of Land Abatement) 2.5% 3,37 Total GST on Purchase Price Net GST payable on Purchase Price (A) 7.5 CGST on Society & Other Charges SGST on Society & Other Charges			
Scanning and Documentation Charges Total (S.D. & Regn. Chgs.) (B) 8, Society & Other Charges (C) 3,34 CGST on Purchase Price (net of Land Abatement) SGST on Purchase Price (net of Land Abatement) 2.5% 3,33 Total GST on Purchase Price (CGST on Purchase Price) Net GST payable on Purchase Price (CGST on Society & Other Charges SGST on Society & Other Charges SGST on Society & Other Charges SGST on Society & Other Charges Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D)	Stamp Duty	6%	0
Total (S.D. & Regn. Chgs.) (B) 8, Society & Other Charges (C) 3,34 CGST on Purchase Price (net of Land Abatement) 2.5% 3,33 SGST on Purchase Price (net of Land Abatement) 2.5% 3,37 Total GST on Purchase Price 6,73 Net GST payable on Purchase Price 6,73 CGST on Society & Other Charges 22 SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,4	Registration Charges		0
Society & Other Charges (C) 3,34 CGST on Purchase Price (net of Land Abatement) 2.5% 3,33 SGST on Purchase Price (net of Land Abatement) 2.5% 3,37 Total GST on Purchase Price (A) CGST on Purchase Price (B) CGST on Society & Other Charges (CGST on Society & O	Scanning and Documentation Charges		8,500
CGST on Purchase Price (net of Land Abatement) 2.5% 3,37 SGST on Purchase Price (net of Land Abatement) 2.5% 3,37 Total GST on Purchase Price 6,73 Net GST payable on Purchase Price 6,73 CGST on Society & Other Charges 22 SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,4	Total (S.D. & Regn. Chgs.)	(B)	8,500
CGST on Purchase Price (net of Land Abatement) 2.5% 3,37 SGST on Purchase Price (net of Land Abatement) 2.5% 3,37 Total GST on Purchase Price 6,73 Net GST payable on Purchase Price 6,73 CGST on Society & Other Charges 22 SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,4			
SGST on Purchase Price (net of Land Abatement) Total GST on Purchase Price CGST payable on Purchase Price 6,73 CGST on Society & Other Charges SGST on Society & Other Charges Total (GST) GRAND TOTAL (A + B + C + D) 2.5% 3,37 6,73 6,73 (D) 7,20 1,45,45	Society & Other Charges	(C)	3,34,390
SGST on Purchase Price (net of Land Abatement) Total GST on Purchase Price CGST payable on Purchase Price 6,73 CGST on Society & Other Charges SGST on Society & Other Charges Total (GST) GRAND TOTAL (A + B + C + D) 2.5% 3,37 6,73 6,73 (D) 7,20 1,45,45			
Total GST on Purchase Price 6,75 Net GST payable on Purchase Price 6,75 CGST on Society & Other Charges SGST on Society & Other Charges 122 Total (GST) 1,26 GRAND TOTAL (A + B + C + D) 1,45,6	CGST on Purchase Price (net of Land Abatement)	2.5%	3,37,531
Net GST payable on Purchase Price CGST on Society & Other Charges SGST on Society & Other Charges 122 SGST on Society & Other Charges 123 Total (GST) 124 GRAND TOTAL (A + B + C + D) 1,45,	SGST on Purchase Price (net of Land Abatement)	2.5%	3,37,531
CGST on Society & Other Charges 22 SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,4	Total GST on Purchase Price		6,75,062
CGST on Society & Other Charges 22 SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,4			
SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,	Net GST payable on Purchase Price		6,75,062
SGST on Society & Other Charges 22 Total (GST) (D) 7,20 GRAND TOTAL (A + B + C + D) 1,45,			
Total (GST) GRAND TOTAL (A + B + C + D) (D) 7,20 1,45,			22,566
GRAND TOTAL $(A + B + C + D)$ 1,45,	SGST on Society & Other Charges		22,566
GRAND TOTAL $(A + B + C + D)$ 1,45,	Tabel (CST)	(D)	7,20,194
			1,45,64,329
	TDS (@ 1% on Purchase Price) (E)	1.00%	1,43,64,329
1.00 % 1,35	105 (W 170 of the dialoge rince) (E)	1.00%	1,33,012
Total TDS on Entity & Organization and Other Charges (F) 1.00% 3,4	Total TDS on Entity & Organization and Other Charges (F)	1.00%	3,338
Total TDS on Considerations (E + F)	1,38,350		

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Payment Schedule						
Particulars Payable on	%	Purchase Price ex TDS	TDS	CGST	SGST	Total Payment
Payable on Booking	3.78%	5,05,050	5,102	12,754	12,754	5,35,660
Payable on or before 22 Nov'23	6.22%	8,31,573	8,400	20,999	20,999	8,81,970
Payable within 60 days from the Booking	10.00%	13,36,623	13,501	33,753	33,753	14,17,630
Payable on Completion of Raft	10.00%	13,36,623	13,501	33,753	33,753	14,17,630
Payable on Completion of Basement 2	5.00%	6,68,312	6,751	16,8 <i>77</i>	16,877	7,08,816
Payable on Completion of Ground Floor Slab	5.00%	6,68,312	6,751	16,8 <i>77</i>	16,877	7,08,816
Payable on Completion of 2nd Slab	5.00%	6,68,312	6,7 <i>5</i> 1	16,877	16,877	7,08,816
Payable on Completion of 5th Slab	5.00%	6,68,312	6,7 <i>5</i> 1	16,877	16,877	7,08,816
Payable on Completion of 9th Slab	4.00%	5,34,649	5,400	13,501	13,501	5,67,052
Payable on Completion of 13th Slab	4.00%	5,34,649	5,400	13,501	13,501	5,67,052
Payable on Completion of 17th Slab	4.00%	5,34,649	5,400	13,501	13,501	5,67,052
Payable on Completion of 21st Slab	4.00%	5,34,649	5,400	13,501	13,501	5,67,052
Payable on Completion of Top Slab	4.00%	5,34,649	5,400	13,501	13,501	5,67,052
Payable on Completion of Brick Work	5.00%	6,68,312	6,751	16,8 <i>77</i>	16,877	7,08,816
Payable on Completion of Terrace Water Proofing	5.00%	6,68,312	6, 7 51	16,8 <i>77</i>	16,877	7,08,816
Payable on Completion of Tiling	5.00%	6,68,312	6, 7 51	16,877	16,877	7,08,816
Payable on Completion of Entrance Lobby	5.00%	6,68,312	6, 7 51	16,877	16,877	7,08,816
	5.00%	6,68,312	6,7 <i>5</i> 1	16,877	16,877	7,08,816
	0.00%	-	-	-	-	-
	0.00%	-	-	-	-	-
	0.00%	-	-	-	-	-
Payable on Intimation of Possession	5.00%	6,68,312	6,751	16,877	16,877	7,08,816
	100%	1,33,66,232	1,35,012	3,37,534	3,37,534	1,41,76,313

TERMS	&	CONDITIONS	:

For Purchase Price, Kindly issue cheque / DD / Pay order in favour of	ARPL Vivant South Wing C Master ESC Ac
	HDFC Bank
	A/C No: 57500001229991
	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

- 1. Rates are subject to change without any prior intimation and will be final only upon realization of Booking Amount
- 2. 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.
- 3. The customer will have to pay additional Rs. 50000/- (for 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.
- 4. At the time of booking please carry the following:
- (i) 1 passport size photograph; and original and photocopy of Aadhar and PAN Card of all applicants
- (ii) 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
- (iii) For NRI clients, it is mandatory to get the original and photocopy of either Proof of Indian Origin or OCI
- 5. 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.
- 6. 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.
- 7. 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.
- 8. Property tax shall be extra and payable by the customer.
- 9. Kindly note that possession of the said Apartment will be given 30 days after receiving all the payments.
- 10. 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. 11. 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
- 12. 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.
- 13. Upon receipt of the Booking Amount (upto 10% of the Purchase Price) Agreement to be registered mandatorily in compliance with RERA guidelines
- 14. 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).
- 15. The above purchase price has been arrived after accounting for all prevailing promotions, offers and discount schemes as applicable on the quotation date.
- 16. 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.
- 17. Agreement for Sale to be regitered immediately after payment of 10% of the Agreement Value
- 18. The project is secured with IDBI Trusteeship Services Limited and no objection certificate/permission would be obtained at the relevant time, if required.
- 19. For the Subvention scheme with ICICI & Axis Bank, the Pre-EMI will be borne by developer till OC is received

Customer Name:

Quotation Issue Date :- 21-Nov-23

Customer Signature