

CODENAME YOUNIQUE		Project Address: Sheth Sion, Trimurti Road, Samarth Nagar, Sion,Mumbai-400022						LOGO	
RERA NO: P51800056060									
DATE		22-05-2024				AMOUNT			
UNIT DETAILS (A)			AGREEMENT VALUE			(B)		2,07,55,010	
UNIT TYPE		Residential							
WING		C		STAMP DUTY				12,45,400	
UNIT NO		102		REGISTRATION AND SCANNING CHARGES				50,000	
FLOOR NO		1		TOTAL SDR AND REGN CHARGES		(C)		12,95,400	
CONFIG		2BHK							
SQMTS		SQFT		TOTAL OTHER CHARGES		(D)		4,35,600	
RERA CARPET AREA		62.32		670.81					
Balcony		2.74		29.49					
Dry Balcony		1.43		15.39		CGST ON AGREEMENT VALUE 2.5 %		5,18,878	
						SGST ON AGREEMENT VALUE 2.5 %		5,18,878	
						Total Taxes		(E)	
TOTAL CARPET AREA		66.49		715.69				10,37,756	
CAR PARKING ALLOTTED		1		ALL IN PRICE TO THE CUSTOMER		(G) = B+C+D+E		2,35,23,766	
ON POSSESSION CHARGES (F)		AMOUNT		PAYMENT SCHEDULE (G)		%		FLAT COST	
Club Charges one time		2,50,000		Token Amount				4,80,000	
Share Money		600		Earnest Amount (Within 30 days from date of booking)		10%		15,74,746	
Society Formation Charges		10,000		Within 60 days from date of booking		10%		20,54,746	
Water, Electric, Gas and Legal Charges		75,000		Completion of Excavation		10%		20,54,746	
Property Tax LUC		1,00,000		Completion of Second Basement		10%		20,54,746	
				Completion of Plinth		5%		10,27,373	
TOTAL OTHER CHARGES		4,35,600		Completion of 5th floor Slab		6%		12,32,848	
				Completion of 10th floor Slab		6%		12,32,848	
				Completion of 15th floor Slab		6%		12,32,848	
				Completion of 20th floor Slab		6%		12,32,848	
				Completion of Top Slab		6%		12,32,848	
				Completion of internal block work and plastering		5%		10,27,373	
				Completion of flooring works		5%		10,27,373	
				Completion of Sanitation and Lift works		5%		10,27,373	
				On intimation of fitouts		5%		10,27,373	
				On intimation of Possession		5%		10,27,373	
Payment Plan		CLP		Total		100.00%		2,05,47,460	
								2,07,550	
								5,18,878	
								5,18,878	
								2,17,92,766	
The Applicant(s) agree(s) and confirm(s) as under:									
1} Cheques to be issued in favour of "[SLLP CODE NAME YOUNIQUE MASTER COLL A/C]" and in case of online transfer the following are the details: SLLP CODE NAME YOUNIQUE MASTER COLL A/C, Bank Name: HDFC Bank, A/c No.: 99990040183241, IFSC Code: HDFC0000543, Bank name & Branch: HDFC Bank, Ahura Center,Andheri E , Mumbai-400093 SHETH SMARTHOMES LLP - GST A/C Bank Name: HDFC Bank, A/c No: 99990040183244, IFSC Code: HDFC0000543, Bank name & Branch: HDFC Bank, Ahura Center,Andheri E , Mumbai-400093									
2} The amounts mentioned in Coloumn (C-1) and (C-2) are subject to changes as per applicable law(s)/notification(s). Any increase in and/or any additional taxes / charges other than those mentioned in Coloumn (E-1) and (E-2) above will solely be borne by the Applicant(s) as and when demanded by the Promoter without any delay and/or demur;									
3} Stamp duty & registration charges are subject to Agreement Value or Market Value, whichever is higher and are to be paid via Cheque/RTGS/NEFT to such designated bank account as may be communicated in writing to the Applicant(s);									
4} Promoter reserves the right to change the details/information incorporated above so as to comply with applicable laws without prior notice to Applicant(s);									
5} Carpet area as mentioned in Coloumn (A) above is as per the definition under Real Estate (Regulatory & Development) Act, 2016;									
6} Cost Sheet will be valid from 3 (three) months from the date of execution hereof.									
7} Charges mentioned in Cost Sheet does not include the deposit/ corpus fund payable as may be specified by the concerned competent authority and shall be payable by the Applicant(s), if applicable, as and when called upon by the Promoter;									
8} Development Charges @ Rs. [200]/- per square feet on carpet area shall be payable on total carpet area by the Applicant (s) at the time of possession of the Unit;									
9} Maintenance Charges @ Rs. [12]/- per square feet on total carpet area for [12] months shall be payable by the Applicant (s) at the time of possession of the Unit;									
10} Agreement for Sale to be registered by Applicant(s) on payment of 10% of the Agreement Value in accordance with provisions of Real Estate (Regulatory and Development) Act,2016;									
11} Agreement for Sale, scanning and handling charges to be payable by the Applicant(s) at the time of registration of the Premises;									
12} TDS to be paid by the Applicant(s) directly to Income Tax Department on or before 30 day of the next successive month of English Calendar and the Applicant(s) handover copy of the TDS certificate to the Promoter within 2 (two) business days of the TDS certificate being generated. The Applicant(s) will be solely liable to pay interest on any delay in payment of TDS by Applicant(s) as per applicable laws;									
13} The amount mentioned in Coloumn (B) is arrived at after considering the benefits/rebates/input tax credits available to the Promoter on account of indirect taxes/ GST paid / payable in respect to the Project and should not be construed as final till the time of handing over of possession of the Unit;									
14} Applicable GST on charges referred to in Coloumn (F) will be payable as per the applicable rate at the time of possession of the Unit.									
CUSTOMER NAME		DATE		CUSTOMERS SIGNATURE		PLACE		MANAGERS SIGN	