

CODENAME YOUNIQUE	Project Address: Sheth Sion, Trimurti Road, Samarth Nagar, Sion,Mumbai-400022	LOGO
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RERA NO: P51800056060

DATE	20-06-2024		AMOUNT
UNIT DETAILS (A)			AGREEMENT VALUE (B)
			3,20,11,514
USER TYPE	Residential		
WING	C		STAMP DUTY (C1)
UNIT NO	2103		19,20,700
FLOOR NO	21		REGISTRATION AND SCANNING CHARGES (C2)
CONFIG	3BHK		50,000
			TOTAL SDR AND REGN CHARGES (C)
			19,70,700
			TOTAL OTHER CHARGES (D)
			4,35,751
RERA CARPET AREA	SQMTS	SQFT	
	86.58	932	
Balcony	2.79	30	
Dry Balcony	0.93	10	
			CGST ON AGREEMENT VALUE (E1)
			8,00,292
			SGST ON AGREEMENT VALUE (E2)
			8,00,292
			Total Taxes (E)
			16,00,584
TOTAL CARPET AREA	90.30	972	
CAR PARKING ALLOTTED	2		
			ALL IN PRICE TO THE CUSTOMER (G) = B+C+D+E
			3,60,18,549

ON POSSESSION CHARGES (F)	AMOUNT	PAYMENT SCHEDULE (G)	%	FLAT COST	TDS	SGST	CGST	TOTAL VALUE
Club Charges one time	2,50,000	Token Amount		4,80,000		12,000	12,000	5,04,000
Share Money	600	Earnest Amount (Within 30 days from date of booking)	10%	26,89,140	32,012	68,029	68,029	28,57,210
Society Formation Charges	10,151	Within 60 days from date of booking	10%	31,69,140	32,012	80,029	80,029	33,61,210
Water, Electric, Gas and Legal Charges	75,000	Completion of Excavation	10%	31,69,140	32,012	80,029	80,029	33,61,210
Property Tax LUC	1,00,000	Completion of Second Basement	10%	31,69,140	32,012	80,029	80,029	33,61,210
		Completion of Plinth	5%	15,84,570	16,006	40,015	40,015	16,80,605
TOTAL OTHER CHARGES	4,35,751	Completion of 5th floor Slab	6%	19,01,484	19,207	48,018	48,018	20,16,726
		Completion of 10th floor Slab	6%	19,01,484	19,207	48,018	48,018	20,16,726
		Completion of 15th floor Slab	6%	19,01,484	19,207	48,018	48,018	20,16,726
		Completion of 20th floor Slab	6%	19,01,484	19,207	48,018	48,018	20,16,726
		Completion of Top Slab	6%	19,01,484	19,207	48,018	48,018	20,16,726
		Completion of internal block work and plastering	5%	15,84,570	16,006	40,015	40,015	16,80,605
		Completion of flooring works	5%	15,84,570	16,006	40,015	40,015	16,80,605
		Completion of Sanitation and Lift works	5%	15,84,570	16,006	40,015	40,015	16,80,605
		On intimation of fitouts	5%	15,84,570	16,006	40,015	40,015	16,80,605
		On intimation of Possession	5%	15,84,570	16,006	40,015	40,015	16,80,605
Payment Plan	CLP	Total	100.00%	3,16,91,399	3,20,115	8,00,292	8,00,292	3,36,12,098

The Applicant(s) agree(s) and confirm(s) as under:

- Cheques to be issued in favour of "ISSLLP CODE NAME YOUNIQUE MASTER COLL A/C]" and in case of online transfer the following are the details:
ISSLLP 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
- 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;
- 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);
- Promoter reserves the right to change the details/information incorporated above so as to comply with applicable laws without prior notice to Applicant(s);
- Carpet area as mentioned in Coloumn (A) above is as per the definition under Real Estate (Regulatory & Development) Act, 2016;
- Cost Sheet will be valid from 3 (three) months from the date of execution hereof.
- Charges mentioned in Cost Sheet does not include the deposit/ corpus fund/ sinking fund which shall be payable by the Applicant(s), as and when called upon by the Promoter on or before handing over of possession of the Premises;
- Development Charges @ Rs. 200/- per square feet shall be payable by the Applicant (s) at the time of possession of the Unit;
- Maintenance Charges @ Rs. 12/- per square feet for 12 months shall be payable by the Applicant (s) at the time of possession of the Unit;
- 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;
- Agreement for Sale, scanning and handling charges to be payable by the Applicant(s) at the time of registration of the Premises;
- TDS to be paid by the Applicant(s) directly to Income Tax Department on or before 30th (thirtieth) 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;
- 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;
- 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.

_____ 20-06-2024 _____ Mumbai _____
 CUSTOMER NAME DATE CUSTOMERS SIGNATURE PLACE MANAGERS SIGN