

# OM SHANTI HOUSING DEVELOPMENT COMPANY

Peninsula Business Park, B Wing, 13th Floor, Opp. Peninsula Corporate Park, Senapati Bapat Marg,  
Lower Parel (West), Mumbai - 400 013. India.

Date	05-06-2024
Name	Mr AAA
Flat No	
Floor	
Type	2 bhk
Project Name	Polestar
Maha RERA	P51900051220
Location	Dadar E

Carpet Area* Sq Mtr	In sq.mts.	64.07
Area attached to flat (not charged)	In sq.mts.	0
(i) with utility area & Flower Bed	In sq.mts.	
(ii) Terrace area under flat owners maintenance	In sq.mts.	
Car Parking Space Leased/Licensed (Free of Cost). In ___(level)___ Basement/Podium/Stilt No	CAR PARK	1

Particulars	Total Offer Price (A)
Total Cost Proposed	3,03,17,900
GST @ 5%(B)	15,15,901
Total (A+B)	3,18,33,801
TDS 1% on Flat Cost	3,03,179
Net payable by Chq	3,00,14,721
	Installment
	GST
	15,15,901

Percentage-wise break up (bifurcation of A)	Percentage	Installment Amount	GST @5%	TDS @ 1% Payable	Net payable by Chk
					Installment
Booking Amount	10%	30,31,790.00	1,51,590	30,318	30,01,472
On or before execution of agreement	10%	30,31,790.00	1,51,590	30,318	30,01,472
On Completion of Plinth	10%	30,31,790.00	1,51,590	30,318	30,01,472
On completion of 1st slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of 3rd slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of 5th slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of 7th slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of 9th slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of 11th slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of 13th slab	5%	15,15,895.00	75,795	15,159	15,00,736
On casting of 15th Slab	5%	15,15,895.00	75,795	15,159	15,00,736
On casting of 17th Slab	5%	15,15,895.00	75,795	15,159	15,00,736
On casting of 19th Slab	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of the walls, internal plaster, floorings, doors and windows of the Apartment.	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of sanitary fittings, staircase, lift wells, lobbies up to the floor level of the Apartment.	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of external plumbing and external plaster elevation terraces with waterproofing of the	5%	15,15,895.00	75,795	15,159	15,00,736
On completion of the lifts, water pumps, electrical fittings, electro-mechanical and environment requirements, entrance lobby, plinth protection, paving of area appertain and other requirements as may be prescribed in this Agreement.	2.5%	7,57,947.00	37,898	7,579	7,50,368
Against and at the time of handing over the possession of the Apartment to the Allottee on or after receipt of	2.5%	7,57,948.00	37,898	7,579	7,50,369
<b>TOTAL (A)</b>	<b>100.00%</b>	<b>3,03,17,900.00</b>	<b>15,15,901</b>	<b>3,03,179</b>	<b>3,00,14,721</b>
Total Statutory Charges	:		30,000		

OTHER CHARGES (bifurcation of B)	Amount	GST @18%
Maintenance(12 MONTHS)	2,06,892	37,241
Consultancy Charges, Legal Charges	35,000	6,300
Cost for Formation and Registration of Common Organisation	5,000	900
Water, Electric, and other utility and services connection charges & deposits, electrical receiving and Sub Station and the like provided in the flat	20,000	3,600
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gas pipe connection and share money application	10,501	1,890
development charges	1,71,073	30,793

## TOTAL CASHFLOW TO PROSPECTIVE FOR OTHER CHARGES (B)

RS.	5,52,790
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\*Carpet Area\* shall mean net floor area within the said  
\*\*Preliminary Offer is valid only for the day of issue  
\*\*The society charges, deposits, statutory charges are subject to change.

## FINAL TOTAL (A+B)

RS.	3,24,16,591
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