

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	1 bhk
Project Name	Polestar
Maha RERA	P51900051220
Location	Dadar E

Carpet Area* Sqr Mtr	In sq.mts.	41.92
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	2,02,03,200
GST @ 5%(B)	10,10,160
Total (A+B)	2,12,13,360
TDS 1% on Flat Cost	2,02,032
Net payable by Chq	2,00,01,168
	Installation
	GST
	10,10,160

Percentage-wise break up (bifurcation of A)	Percentage	Installment Amount	GST @5%	TDS @ 1% Payable	Net payable by Chk
					Installment
Booking Amount	10%	20,20,320.00	1,01,016	20,203	20,00,117
On or before execution of agreement	10%	20,20,320.00	1,01,016	20,203	20,00,117
On Completion of Plinth	10%	20,20,320.00	1,01,016	20,203	20,00,117
On completion of 1st slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of 3rd slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of 5th slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of 7th slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of 9th slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of 11th slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of 13th slab	5%	10,10,160.00	50,508	10,102	10,00,058
On casting of 15th Slab	5%	10,10,160.00	50,508	10,102	10,00,058
On casting of 17th Slab	5%	10,10,160.00	50,508	10,102	10,00,058
On casting of 19th Slab	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of the walls, internal plaster, floorings, doors and windows of the Apartment.	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of sanitary fittings, staircase, lift wells, lobbies up to the floor level of the Apartment.	5%	10,10,160.00	50,508	10,102	10,00,058
On completion of external plumbing and external plaster, elevation, terraces with waterproofing of the	5%	10,10,160.00	50,508	10,102	10,00,058
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%	5,05,080.00	25,254	5,051	5,00,029
Against and at the time of handing over the possession of the Apartment to the Allottee on or after receipt of	2.5%	5,05,080.00	25,254	5,051	5,00,029
TOTAL (A)	100.00%	2,02,03,200.00	10,10,160	2,02,032	2,00,01,168
Total Statutory Charges	:		30,000		

Total Society Charges	:	3,96,940	71,449
OTHER CHARGES (bifurcation of B)	:	Amount	GST @18%
Maintenance(12 MONTHS)	:	1,35,366	24,366
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
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
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.	4,68,389
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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.	2,17,11,749
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