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Dated: 30-May-24

FINAL DRAFT

Project Name:	Elxlr Reserve
Building Name	PRINIA
Tower	09
Flat No.	402
Carpet Area (Sq. ft.): (a)	1251.31
Ancillary Area (Sq. ft.): (b)	80.51
Total: (a+b)	1331.82
Type of Flat	3BHK-Supreme
Consideration Value (A)	₹ 4,91,05,892
Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Clubhouse Membership Charges	₹ 0
Interest free refundable security deposit (for Apex/Federation)	₹ 1,00,000
Share Application Charge	₹ 600
Total other charges (B)	₹ 1,00,600
Govt. taxes	(Amount in Rs.)
GST (@ 5% on Agreement Value or as per applicable rates)	₹ 24,55,295
Stamp Duty Charges (@ 6% or as per applicable rate)	₹ 29,46,354 -
Registration Charges	₹ 30,000
Total Govt Taxes (C)	₹ 54,31,648
Final Estimated Value (A+B+C)	₹ 5,46,38,140
Car Parking	2 Single

1. Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes as applicable) ₹ 1,27,860
 2. Advance adhoc maintenance for common amenities for approximately 24 months payable at the time of possession (taxes as applicable) ₹ 2,55,720

Payment Schedule:

Sr. No	Description	% Payable	Amount Payable (A)	GST (B)	Total Amount Payable (C) = A+B	TDS (D) 1% of A	To promoter (E) = C-D	Payable On
1	Earnest Money	7%	10,47,619	52,381	11,00,000		11,00,000	Application money at the time of booking
			23,89,793	1,19,490	25,09,283	34,374	24,74,909	Within 30 days from date of booking
Execution of Agreement								
2	Instalment on Execution of Agreement	13%	63,83,766	3,19,188	67,02,954	63,838	66,39,117	On the date & at the time of Registration (within 60 days of booking)
3	On intimation of receipt of Occupation Certificate	80%	3,92,84,713	19,64,236	4,12,48,949	3,92,847	4,08,56,102	
Total:		100%	₹ 4,91,05,892	₹ 24,55,295	₹ 5,15,61,186	₹ 4,91,059	₹ 5,10,70,127	

Cheque Favouring: **LNT ER PRINIA**

Note:

- Government taxes and fees are as considered as per current applicable rates & subject to vary.
- TDS to be deducted 1% of the Agreement Value
- The flat offered is subject to availability. The consideration value & all other terms of this draft cost sheet are only valid till the date of this cost sheet.
- Any Miscellaneous charges at the time of registration is to be borne & paid by the applicant.