

Annexure B

19/Apr/2024

Project Name:	Island Cove
Building Name:	T1
Flat No.	0201
Floor.	002
Carpet area (a)	1219.80
Ancillary Area (b)	145.42
Total Area (a+b)	1365.22
Type of Flat:	3 BHK (L)
Car Parking Type:	2 SINGLE

Applicant Detail:

Name:	Abhishek Dasgupta
Contact Number:	9833009523
Email ID:	abhishek.dasgupta@in.ey.com
Address for Communication:	Goregaon East Mumbai Goregaon East 400063 India

Signed by: Abhishek Das Gupta
Date: 2024.04.19 16:11:22 +05:30Signed by: Diha Thakuria
Date: 2024.04.19 16:12:47 +05:30

Consideration Value: (A)	49,074,395
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Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Adhoc Maintenance Charges	114,633
Share Appl. Money	600
Amc - Federation	229,265
Total other charges(B):	344,498

Govt. taxes	(Amount in Rs.)
GST(@5% on Agreement Value or as per applicable rates)	2,453,720
GST on other charges(@18% on selected component on 'Other Charges')	61,902
Total taxes(C)	2,515,621

Payment Schedule:

Sr. No.	Description	% Payable	Amount (A)	TDS 1% of A	GST (B)	Total Payable (c)=A+B	Payable on
1	Earnest Money	10.00 %	1,047,619	10,476	52,381	1,100,000	Application money at the time of booking
			3,859,820	38,598	192,991	4,052,811	Within 30 days from date of booking
2	After Execution of Agreement	5 %	2,453,720	24,537	122,686	2,576,406	*On the date & at the time of Registration (within 75 days of booking)
3	On completion of plinth	10 %	4,907,440	49,074	245,372	5,152,812	
4	On Completion of 2nd Podium Slabs	5 %	2,453,720	24,537	122,686	2,576,406	
5	On Completion of 1st Floor Slab	10 %	4,907,440	49,074	245,372	5,152,812	
6	On Completion of 7th Floor Slab	5 %	2,453,720	24,537	122,686	2,576,406	
7	On Completion of 14th Floor Slab	10 %	4,907,440	49,074	245,372	5,152,812	
8	On Completion of 21st Floor Slab	5 %	2,453,720	24,537	122,686	2,576,406	
9	On Completion of 28th Floor Slab	5 %	2,453,720	24,537	122,686	2,576,406	
10	On Completion of Terrace slab	5 %	2,453,720	24,537	122,686	2,576,406	
11	On Completion of Internal Walls	5 %	2,453,720	24,537	122,686	2,576,406	
12	On Completion of the electrical fittings	5 %	2,453,720	24,537	122,686	2,576,406	
13	On Completion of External Plumbing	5 %	2,453,720	24,537	122,686	2,576,406	
14	On Completion of lifts, water pumps	10 %	4,907,440	49,074	245,372	5,152,812	
15	On receipt of Part OC / Occupation Certificate	5 %	2,453,720	24,537	122,686	2,576,406	
	Total:	100 %	49,074,399	490,744	2,453,720	51,528,119	

Cheque favouring :

LH LNT ISLAND COVE T1 T2

- The availability of the offered apartment is contingent upon its availability.
- The values and all other terms outlined in this cost sheet are solely applicable until the date specified on the cost sheet.
- TDS u/s 194IA of IT Act 1961 @ 1% (prevailing rate) is required to be deducted.
- Taxes shall be levied as per the applicable laws and regulations and are subject to change.
- Stamp Duty and Registration charges shall be applicable upon registration and are required to be borne by the Applicant(s) at actuals.
- Miscellaneous or any Out of Pocket expenses upon registration to be paid by Applicant/s directly.
- Adhoc Maintenance Charges (AMC) for Building is applicable for 12 months. Similarly, AMC for common amenities is applicable for 24 months.
- Amount due towards completed Construction Milestones is payable along with the Execution of Agreement as per specified date.

Customer Signature