

## Unit Details

Tower	Tower 3
Unit	4103
Floor	41
Typology	2 BHK Supreme

Carpet Area Rera (in Sq.mtr.)	59.22
Exclusive Area (in Sq.mtr.)	4.64
<b>Total Area (in Sq.mtr.)</b>	<b>63.86</b>

## Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	1,17,42,931
<b>Sale Consideration (A)</b>	<b>1,17,42,931</b>

Carpark	Size	Floor & Level
GASC5AC00024	2.5 x 5	8th Floor : 5A

## Payment Plan

Milestone	%	Instalment Amount (INR) payable to GPDL	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable
Application Money		4,76,190	23,810	5,00,000	4,762	4,95,238
Allotment Money Within 30 days from Booking Date (Bal to complete 10%)	10.00%	6,98,103	34,905.13	7,33,008	6,981	7,26,027
Stamp Duty & Regn (Agreement For Sale) Within 60 days from booking				8,52,100		8,52,100
Within 60 days from booking	10.00%	11,74,293	58,715	12,33,008	11,743	12,21,265
By September 30,2023	20.00%	23,48,586	1,17,429	24,66,015	23,486	24,42,530
By September 30, 2024	20.00%	23,48,586	1,17,429	24,66,015	23,486	24,42,530
Completion of Terrace slab	10.00%	11,74,293	58,715	12,33,008	11,743	12,21,265
Completion of the walls, internal plaster, floorings, doors and windows of the said Apartment	5.00%	5,87,147	29,357	6,16,504	5,871	6,10,632
Completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said	5.00%	5,87,147	29,357	6,16,504	5,871	6,10,632
Completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the	5.00%	5,87,147	29,357	6,16,504	5,871	6,10,632
Completion of Lift of the building or wing in which said Apartment is located	5.00%	5,87,147	29,357	6,16,504	5,871	6,10,632
Application of OC	5.00%	5,87,147	29,357	6,16,504	5,871	6,10,632
+ Other charges-On Offer of Possession	5.00%	9,26,940	72,412	9,99,352	9,269	9,90,082
<b>Total</b>		<b>1,20,82,724</b>	<b>6,30,201</b>	<b>1,35,65,025</b>	<b>1,20,827</b>	<b>1,34,44,198</b>

## Estimated Other Charges

Description	Amount (INR)
Water	5,000
Electricity	35,000
Gas Connection	35,000
Legal charges	15,000
Maintenance for 1 yr.	74,250
Infrastructure Charges	74,943
Corpus fund	1,00,000
Share money	600
<b>Estimated other charges (B)</b>	<b>3,39,793</b>

## Government Levies

Description	Amount (INR)
Stamp Duty	8,22,100
Registration Charges	30,000
Goods and Service Tax (GST)	6,30,201
<b>Total Govt. Levies incl. GST ( C )</b>	<b>14,82,301</b>

Total Sale Price including Government Levies (A+B+C)	<b>1,35,65,025</b>
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## Terms & Conditions

Total Area (in Sq.mtr.) in which the said plot is located \*\* As per RERA

- All figures are rounded to the nearest decimal

- 1 square meter = 10.764 sq. ft.

Note : Payment thru GPL Pay is applicable for only Token Amount

-Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. Any Additional levy such as CIDCO Transfer Charges, LBT / EDC / IDC / LUC/property Tax/MDC (Metro Development Charges), other development charges, and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s)

- As per the extant regulations (which may change as per the govt. regulation), the GST (goods and service tax) payable on the following components are as under:-

### Particulars of the Components

Flat Consideration **GST Rate** 5%

Estimated & Tentative other charges 18%

- Estimated & Tentative Other Charges\*\* as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.

- Payment of each installment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate.

- Taxes brokerage and Govt duties / levies / cesses are non-refundable.

- The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961

- The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones

- This cost sheet forms a part of the Application Form. Applicants should comply with all terms & conditions including payment of sale consideration & other amounts/charges as aforesaid of the Application Form. The aforementioned payment milestone and events are in reference to the respective tower/building/wing.

- Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale

- Third Party Payments are not allowed

- The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only

\* Scanning & Consultation charges applicable @ of Registration has to be borne by the applicants

Primary Applicant	2nd Applicant	3rd Applicant
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