Unit Details Tower Unit 4005

Carpark GASC2BCO0087

GASC2BCO0088

40 3 BHK Royal

Size 2.5 x 5

2.5 x 5

Carpet Area Rera (in Sq.mtr.)	83.32
Exclusive Area (in Sq.mtr.)	7.92
Total Area (in Sq.mtr.)	91.24
Total Area (III 34.IIIti.)	31.2

Floor & Level 3rd Floor : 2B

3rd Floor - 2B

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	1,96,31,087
Sale Consideration (A)	1,96,31,087

Payment Plan

Typology

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%	14,86,918	74,345.91	15,61,264	14,869	15,46,395
Stamp Duty & Regn (Agreement For Sale) Within 60 days from booking				14,04,200		14,04,200
Within 60 days from booking	10.00%	19,63,109	98,155	20,61,264	19,631	20,41,633
By September 30,2023	20.00%	39,26,217	1,96,311	41,22,528	39,262	40,83,266
By September 30, 2024	20.00%	39,26,217	1,96,311	41,22,528	39,262	40,83,266
Completion of Terrace slab	10.00%	19,63,109	98,155	20,61,264	19,631	20,41,633
Completion of the walls, internal plaster, floorings, doors and windows of the said Apartment	5.00%	9,81,554	49,078	10,30,632	9,816	10,20,817
Completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said	5.00%	9,81,554	49,078	10,30,632	9,816	10,20,817
Completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the	5.00%	9,81,554	49,078	10,30,632	9,816	10,20,817
Completion of Lift of the building or wing in which said Apartment is located	5.00%	9,81,554	49,078	10,30,632	9,816	10,20,817
Application of OC	5.00%	9,81,554	49,078	10,30,632	9,816	10,20,817
+ Other charges-On Offer of Possession	5.00%	13,85,365	1,03,656	14,89,020	13,854	14,75,167
Total		2,00,34,897	10,36,132	2,24,75,229	2,00,349	2,22,74,880

Estimated Other Charges

Description	Amount (INR)
Water	5,000
Electricity	35,000
Gas Connection	35,000
Legal charges	15,000
Mainenance for 1 yr.	1,06,110
Infrastructure Charges	1,07,100
Corpus fund	1,00,000
Share money	600
Estimated other charges (B)	4,03,810

Government Levies

Description	Amount (INR)
Stamp Duty	13,74,200
Registration Charges	30,000
Goods and Service Tax (GST)	10,36,132
Total Govt. Levies incl. GST (C)	24,40,332

Total Sale Price including Government Levies (A+B+C)	2,24,75,229
dovernment bevies (A-b-c)	

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 GST Rate Flat Consideration 5%

- Estimated & Tentative other charges
 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 194A 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 Registrion has to be borne by the applicants

Primary Applicant	2nd Applicant	3rd Applicant
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