#### **Unit Details** Tower Unit 3903

Carpark GASC7ACO0119

39 1BHK Onyx

.17
3.72
.89

Floor & Level 12th Floor : 7A

# Sale Consideration

Amount (INR)
81,71,965
81,71,965

# Payment Plan

Typology

Milestone	%	Instalment Amount (INR) payable to GPDL	GST (INR)	Total	TDS (1% of Instalment Amount) Payable	Total Instalment payable
Application Money		4,76,190	23,810	5,00,000	4,762	4,95,238
Allotment Money Within 10 days from Booking Date (Bal to complete 10%)	10.00%	3,41,006	17,050.30	3,58,056	3,410	3,54,646
Stamp Duty & Registration within 30 days from Completion of Booking Amount						
Within 60 days of booking	10.00%	8,17,196	40,860	8,58,056	8,172	8,49,884
On Commencement of Plinth or 14-Sept-2024 whichever is later	24.00%	19,61,272	98,064	20,59,335	19,613	20,39,722
On Completion of 1st Floor Slab	8.50%	6,94,617	34,731	7,29,348	6,946	7,22,402
On Completion of 10th Floor Slab	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Completion of 20th Floor Slab	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Completion of 30th Floor Slab	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of RCC Terrace	2.50%	2,04,299	10,215	2,14,514	2,043	2,12,471
On completion of the walls, internal plaster, floorings of the said Apartment	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of the staircases and lift wells	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of Elevation and external plumbing of said apartment	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of water Pumps and Electrical Fittings of said apartment	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Application of Occupancy Certificate	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Intimation of Possession	5.00%	6,94,682	53,817	7,48,499	6,947	7,41,552
Total		84,58,048	4,41,985	89,00,034	84,580	88,15,453

Size 2.5 x 5

### **Estimated Other Charges**

Description	Amount (INR)
Water	5,000
Electricity	35,000
Gas Connection	35,000
Legal charges	15,000
Mainenance for 1 yr.	47,520
Infrastructure Charges	47,964
Corpus fund	1,00,000
Share money	600
Estimated other charges (B)	2,86,084

## **Government Levies**

Description	Amount (INR)		
Stamp Duty			
Registration Charges			
Goods and Service Tax (GST)	4,41,985		
Total Govt. Levies incl. GST ( C )	4,41,985		

Total Sale Price including Government Levies (A+B+C)	89,00,034
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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
   Estimated & Tentative Other Charges" as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.
- Additional Area The Applicant/s shall be entitled to access the area of 0.72 sq. mtrs., which is appurtenant to the Flat/Unit and is exclusively accessible from the said Flat/Unit.
- 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
- All cheque/demand drafts/remittance should be issued / deposited in favor of "Godrej Kolshet Phase 3 Collection Account" payable at Mumbai

   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 This is not part of the Zero SDR offer

Primary Applicant	2nd Applicant	3rd Applicant