Unit Details

Tower	Tower 5
Unit	4008
Floor	40
Typology	2BHK Exotic

Carnark

GASC2ACO0122

Carpet Area Rera (in Sq.mtr.)	55.66
Exclusive Area (in Sq.mtr.)	4.33
Total Area (in Sq.mtr.)	59.99

Floor & Level 2nd Floor : 2A

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	1,24,57,584
Sale Consideration (A)	1,24,57,584

Payment Plan

		Instalment Amount (INR)	GST (INR)	Total	TDS (1% of	Total
Milestone	%				Instalment Amount)	Instalment
		payable to GPDL			Payable to Govt.	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%	7,69,568	38,478.40	8,08,046	7,696	8,00,351
Stamp Duty & Registration within 30 days from Completion of Booking Amount						
Within 60 days of booking	10.00%	12,45,758	62,288	13,08,046	12,458	12,95,589
On Commencement of Plinth or 14-Sept-2024 whichever is later	24.00%	29,89,820	1,49,491	31,39,311	29,898	31,09,413
On Completion of 1st Floor Slab	8.50%	10,58,895	52,945	11,11,839	10,589	11,01,250
On Completion of 10th Floor Slab	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Completion of 20th Floor Slab	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Completion of 30th Floor Slab	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of RCC Terrace	2.50%	3,11,440	15,572	3,27,012	3,114	3,23,897
On completion of the walls, internal plaster, floorings of the said Apartment	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of the staircases and lift wells	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of Elevation and external plumbing of said apartment	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of water Pumps and Electrical Fittings of said apartment	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Application of Occupancy Certificate	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Intimation of Possession	5.00%	9,53,721	72,587	10,26,308	9,537	10,16,771
Total		1,27,88,426	6,64,323	1,34,52,749	1,27,884	1,33,24,864

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.	69,795
Infrastructure Charges	70,446
Corpus fund	1,00,000
Share money	600
Estimated other charges (B)	3,30,841

Government Levies

Description	Amount (INR)	
Stamp Duty		
Registration Charges		
Goods and Service Tax (GST)	6,64,323 6,64,323	
Total Govt. Levies incl. GST (C)	6,64,323	

Total Sale Price including	1,34,52,749
Government Levies (A+B+C)	1,34,52,749

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 GST Rate

Particulars of the Components Flat Consideration

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. - Additional Area – The Applicant/s shall be entitled to access the area of 4.66 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