

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. PRADIP NANA KHARAT
2.	Address of Purchaser/s	NEAR AMAR CINEMA, N G ACHARYA MARG, MUKTI NAGAR, SHRI SWAMISAMARTH RAHIVASHI SANGH KASHINATH PATILWADI GHATLA, CHEMBUR H.O, MUMBAI, MAHARASHTRA - 400071
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-08
7.	Floor	16
8.	Flat No.	1607
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of premises 386.75 Sq. mtr. equivalent to 35.93 Sq.ft. and additional area of enclosed/open Balcony - NA Sq. mtr equivalent to NA sq. ft. and Service/utility area NA sq.mtr. equivalent to NA sq.ft.
10.	No. of Car Parks included in the Agreement. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly	NO CAR PARK
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.3713500
12.	Other charges, Deposits & Advance	Rs.207479
13.	PAN No. of Purchaser/s	BGEPK9169H
14.	Details of Mortgage/Charge as referred in Recital (dd) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
15.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
16.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the Flat.

A) **Project: Runwal Gardens City Cluster 6 Tower 6 to 9**

B) Flat No. **1607** on **16** Floor in "**CL06-08**" Wing of **Runwal Gardens City Cluster 6 Tower 6 to 9**

C) Rs. **3713500/-** (Rupees **Thirty Seven Lakh Thirteen Thousand Five Hundred** Only)

D) Payment Terms:

Sr. No.	Particulars	Amount
1	BOOKING AMOUNT	37135
2	WITHIN 30 DAYS POST BOOKING	148540
3	WITHIN 45 DAYS POST BOOKING	185675
4	ON COMPLETION OF EXCAVATION	742700
5	ON INITIATION OF PLINTH	557025
6	ON INITIATION OF 3 RD SLAB	148540
7	ON INITIATION OF 6 TH SLAB	148540
8	ON INITIATION OF 9 TH SLAB	111405
9	ON INITIATION OF 12 TH SLAB	111405
10	ON INITIATION OF 15 TH SLAB	111405
11	ON INITIATION OF 18 TH SLAB	111405
12	ON INITIATION OF 21 ST SLAB	111405
13	ON INITIATION OF 24 TH SLAB	111405
14	ON INITIATION OF 27 TH SLAB	111405
15	ON INITIATION OF 30 TH SLAB	111405
16	ON INITIATION OF TOP SLAB	111405
17	ON INITIATION OF BLOCK WORK	185675
18	ON INTIATION OF FLOORING	185675
19	ON INTIATION OF DOOR AND WINDOWS	185675
20	ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE	185675
	Total	3713500

• **Plus GST and any other taxes as applicable**

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Particulars		Amount in Rs.
1	Building Cam Charges To Be Paid In Advance	44090
2	Apex Body Charges To Be Paid In Advance	98389
3	Society Formation And Registration Charges	19349
4	Legal Charges	20000
5	Share Money	651
6	Building Protection Deposit	25000
7	Proportionate Share Of Tax Towards Common Area	At Actuals At The Time Of Possession
8	Water And Electricity Connection Charges	At Actuals At The Time Of Possession
	Total	207479

- o Particulars "Society/Apex Formation" & "Legal Charges" also includes Expenses incurred for application for entrance.
- o Plus GST and any other taxes as applicable.
- o Provisional BCAM charges are to be collected @Rs. 4.75 per square foot of carpet area plus enclosed balcony area and utility area if any, to be paid in advance for 24months effective from the date of occupation certificate plus applicable GST and any other taxes or at actual whichever is higher.
- o Provisional ACAM charges are to be collected @Rs. 5.30 per square foot of carpet area plus enclosed balcony area and utility area if any, to be paid in advance for 48 months effective from the date of occupation certificate plus applicable GST and any other taxes or at actual whichever is higher.
- o The above charges are estimated & actual charges will be communicated at the time of possession.