

Flat Details		
Quotation Date	20-Jun-2024	
Wing	B	
Configuration	2 BHK Prima	
Floor No	22	
Flat No	03	
Unit No	B2201	
Facing	Rohde View	
Area Units	Sq M	Sq Ft
Carpet Area of the flat as per RERA *	58.36	628
Carpet Area of Balcony *	2.06	22
Type of Vehicle Parking Space	Single Standard	
Number of Vehicle Parking Space	1	

Entity & Organization & Other Charges			
Accountable Charges	Amount	TDS	GST Payable
Share Money (INR 600 per unit for individuals and INR 1100 for Corporates)	600		
Sub Total (a)	600		

Non Accountable Charges			
Amount	TDS	GST Payable	
Entity formation charges	10000	100	1,800
Outgoing for 01 year in advance Excluding property tax	71000	710	12,780
Legal Documentation Charges	15000	150	750
Electric Meter Supply & Connection Charges	50000	500	2,500
Water Supply Connection Charges	10000	100	500
Infrastructure Development charges	124000	1,240	22,320
Gas supply and meter charges	20000	200	3,600
Charges for EMP (as per MDEF requirement)	25000	250	4,500
Sub Total (b)	325000	3,250	48,750

Grand Total (a + b)	3,25,600	3,250	48,750
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Purchase Price	(A)	1,13,76,494
Stamp Duty	7%	7,96,500
Registration Charges		30,000
Scanning and Documentation Charges		7,500
Total (S D & Regn. Chgs)	(B)	8,34,000
Entity & Organization & Other Charges	(C)	3,25,600
CGST on Purchase Price (Net of Land Abatement)	2.5%	2,84,411
SGST on Purchase Price (Net of Land Abatement)	2.5%	2,84,411
Total GST (CGST + SGST) on Non Accountable Charges	5%	48,750
Total GST	(D)	6,17,572
GRAND TOTAL (A + B + C + D)		1,31,53,668

TDS (with effect from March 2021 @ 1% on Purchase Price)							
Total TDS on Entity & Organization & Other Charges						1.00%	1,13,768
Total TDS on Purchase Price						1.00%	3,250
Payment Schedule							
Particulars Payable on	%	Towards Purchase Price less TDS	TDS Towards Purchase Price	CGST	SGST	Total Payment	
Booking amount	10.00%	11,26,273	11,376	28,441	28,441	11,94,531	
Amount Payable within 30 Days from the date of Booking (Agreement to be registered within 30 days from the date of booking)	80.00%	90,10,183	91,012	2,27,530	2,27,530	95,56,255	
Compl. Of Wings Entrance Lobby	4.00%	4,50,509	4,551	11,376	11,376	4,77,812	
Compl. Of Wings Lift	4.00%	4,50,509	4,551	11,376	11,376	4,77,812	
Occupation Certificate Received Offer for possession	2.00%	2,25,255	2,275	5,688	5,688	2,38,906	
Total	100.0%	1,12,62,729	1,13,765	2,84,411	2,84,411	1,19,45,316	

TERMS & CONDITIONS :	
For Purchase Price, Kindly issue cheque / DD / Pay order in favour of	EPPL Sector 2A Wing B Master Rera Escrow A/c Bank Name : HDFC BANK LTD Account no: 5750000468129 IFSC Code HDFC0000060
For Taxes & Entity & Org and other charges, kindly issue cheque / DD / Pay order in favour of	EPPL Sector 2A Wing B Master Escrow A/c Bank Name :- HDFC BANK LTD Account no: 5750000468362 IFSC Code : HDFC0000060
Stamp Duty & Registration Charges payable through NEFT & RTGS (along with confirmation letter)	MAHA GOVT STATUTORY EPAYMENT Bank Name -> Punjab National Bank Account No 114400MG00000011 IFSC Code : PUNB0114400 BRANCH:Shilpayan, Shivaji Path, Thane (W) 400603 Type of Account:Saving

- Buyer to Pay Stamp Duty / registration charges / any surcharge as levied by govt bodies / corporation from time to time.**
- Rates are subject to change without any prior intimation and will be final only upon resitiation of Booking Amount
 - At present, the Booking Amount is 10% of the aforesaid Purchase Price
 - At the time of booking please carry the following:
 - (i) 1 passport size photograph and original and photocopy of Aadhar and PAN Card of all applicants
 - Timely payment of instalments, deposits and charges is of essence. You are aware that interest at the rate of SBI's highest MCLR plus 2% p.a. is payable on all delayed payments.
 - On cancellation or termination, pre-Agreement for Sale, 10% of the Purchase Price as pre-estimated liquidated damages, taxes paid/payable interest accrued on unpaid/delayed instalments, and any other charges that may be paid by Promoter under subvention scheme and/or any other scheme, if
 - On cancellation or termination, after registration of Agreement for sale, 10% of the Purchase Price, will be forfeited and adjusted as pre-estimated liquidated damages. A further deduction of taxes paid/payable interest accrued on unpaid/delayed instalments, and any other charges that may be paid
 - Property tax shall be extra and payable by the customer
 - Kindly note that possession of the said Apartment will be given 21 days after receiving all the payments
 - Any change in charges/taxes/levies/duties (including new charges/taxes/levies/duties) shall be borne and payable by the customer as may be applicable from time to time
 - Conversion factor of "1 Square Meter = 10.764 Square Feet" has been used herein and areas in Square Feet are mathematically rounded off.
 - All common areas/amenities/facilities related to the entire layout (as disclosed on the website of MahaRERA) will be developed in a phased manner and will be completed upon the completion of the whole project
 - Entity and other charges does not include the deposit/corpus funds payable as may be specified by any authority including by Ministry of Environment and Forests. Any such charges, if applicable shall be additionally payable by the customer
 - Upon receipt of the Booking Amount (upto 5% of the Purchase Price) Agreement to be registered mandatorily in compliance with RERA guidelines
 - The information in this paper is provided in good faith, and does not constitute part of the contract
 - As per the provisions of the Income Tax Act, 1961, post 1st September, 2019, the Customer shall deduct 1% TDS on applicable cost elements of the Society and other charges
 - The above Purchase Price has been arrived after accounting for all prevailing promotions, offers & discount schemes as applicable on the quotation date
 - The customer will have to pay additional 10000/- as a refundable deposit for interior works at the time of possession
 - Customer shall deduct the Tax Deducted at Source ("TDS") on the consideration amount, at the rate as applicable from time to time under provisions of the Income Tax Act, 1961 and submit us the TDS Certificate. Further, as per the provisions of the Income Tax Act, 1961, with effect from 1st September, 2019, the Customer shall deduct TDS on applicable cost elements of the Entity & Organization & Other charges.

Customer Name (1)	
Quotation Issue Date	20-Jun-2024
Customer Signature	<i>Miyas</i>

