

Dated: 30-May-24

FINAL DRAFT

Project Name:	Elixir Reserve
Building Name	PRINIA
Tower	09
Flat No.	402
Carpet Area (Sq. ft.): (a)	1251.31
Ancillary Area (Sq. ft.): (b)	80.51
Total: (a+b)	1331.82
Type of Flat	3BHK-Supreme

Consideration Value (A)	₹ 4,91,05,892
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Other Charges towards the Flat (Payable at the Time of Possession)	(Amount in Rs.)
Clubhouse Membership Charges	₹ 0
Interest free refundable security deposit (for Apex/Federation)	₹ 1,00,000
Share Application Charge	₹ 600
Total other charges (B)	₹ 1,00,600

Govt. taxes	(Amount in Rs.)
GST (@ 5% on Agreement Value or as per applicable rates)	₹ 24,55,295
Stamp Duty Charges (@ 6% or as per applicable rate)	₹ 29,46,354
Registration Charges	₹ 30,000
Total Govt Taxes (C)	₹ 54,31,648

Final Estimated Value (A+B+C)	₹ 5,46,38,140
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Car Parking	2 Single
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1. Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes as applicable) ₹ 1,27,860
2. Advance adhoc maintenance for common amenities for approximately 24 months payable at the time of possession (taxes as applicable) ₹ 2,55,720

Payment Schedule:

Sr. No	Description	% Payable	Amount Payable (A)	GST (B)	Total Amount Payable (C) = A+B	TDS (D) 1% of A	To promoter (E) = C-D	Payable On
1	Earnest Money	7%	10,47,619	52,381	11,00,000		11,00,000	Application money at the time of booking
			23,89,793	1,19,490	25,09,283	34,374	24,74,909	Within 30 days from date of booking
Execution of Agreement								
2	Instalment on Execution of Agreement	13%	63,83,766	3,19,188	67,02,954	63,838	66,39,117	On the date & at the time of Registration (within 60 days of booking)
3	On intimation of receipt of Occupation Certificate	80%	3,92,84,713	19,64,236	4,12,48,949	3,92,847	4,08,56,102	
Total:		100%	₹ 4,91,05,892	₹ 24,55,295	₹ 5,15,61,186	₹ 4,91,059	₹ 5,10,70,127	

Cheque Favouring:

LNT ER PRINIA

Note:

1. Government taxes and fees are as considered as per current applicable rates & subject to vary.
2. TDS to be deducted 1% of the Agreement Value
3. The flat offered is subject to availability. The consideration value & all other terms of this draft cost sheet are only valid till the date of this cost sheet.
4. Any Miscellaneous charges at the time of registration is to be borne & paid by the applicant.