

Annexure- G



Project: Godrej Vistas, Vikhroli
Registered Office: Godrej and Boyce Manufacturing Company Limited
Pirojshanagar, Vikhroli, Mumbai-400079



Date: 30-08-2024

Unit Details

Tower	C 1
Unit	1304
Floor	13
Typology	3 BHK Supreme
Basement Number	Parking Slot
B4	B4-B123
B4	B4-BT12
0	

Carpet Area Rera (in Sq.mtr.)	105.01
Exclusive Area (in Sq.mtr.)	6.08
Total Area (in Sq.mtr.)	111.09

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	5,09,67,640
Sale Consideration (A)	5,09,67,640

Payment Plan

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Developer
Booking amount	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
Balance Application Money within 30 days from Booking Date	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
Agreement Registration				30,000		30,000
Within 50 days of booking upon execution of Agreement	10.00%	50,96,764	2,54,838	53,51,602	50,968	53,00,635
On Completion of 2nd basement floor slab (Raft Slab + 2 Slabs)	10.00%	50,96,764	2,54,838	53,51,602	50,968	53,00,635
On Completion of Plinth (Ground Level)	15.00%	76,45,146	3,82,257	80,27,403	76,451	79,50,952
On Completion of 3rd floor slab (amenity roof)	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On Completion of 10th floor slab	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On Completion of 17th floor slab	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On Completion of 24th floor slab	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On Completion of building terrace slab	3.00%	15,29,029	76,451	16,05,481	15,290	15,90,190
On completion of building parapet wall	2.00%	10,19,353	50,968	10,70,320	10,194	10,60,127
On completion of the walls, internal plaster, floorings, doors and windows of the said flat	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On completion of sanitary fittings, staircases, lift wells, lobbies upto floor level the Flat is located	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the Flat is located	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On Application of Occupancy Certificate	5.00%	25,48,382	1,27,419	26,75,801	25,484	26,50,317
On Intimation of Possession and total estimated and tentative other charges	5.00%	31,38,125	2,15,393	33,53,517	31,381	33,22,136
Total		5,15,57,382	26,36,356	5,42,23,738	5,15,574	5,37,08,164

Estimated Other Charges

Description	Amount (INR)
Individual Maintenance Charges for 12 months	2,57,715
Common Maintenance Charges for 36 months	1,42,421
Club Maintenance Charges for 12 months	36,000
Legal Charges	13,564
Society Formation Amt	9,043
Share Money	1,000
Water & Electricity Charges	30,000
Corpus Amount	1,00,000
Estimated other charges (B)	5,89,743

Government Levies

Description	Amount (INR)
Stamp Duty Paid by Developer (Owner-Promoter)	
Registration Charges	30,000
Goods and Service Tax on AV (GST)	25,48,382
Goods and Service Tax on OC (GST)	87,974
Total Govt. Levies incl. GST (C)	26,66,356
Total Sale Price including Government Levies (A+B+C)	5,42,23,738

Explanation

*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 provided under Application Form.

*All figures are rounded to the nearest decimal. (1 square meter = 10.764 sq. ft.)

*Note: Payment through payment links, QR codes or a Credit Card Machine is applicable for application moneys only. Additional charges if any applicable will be borne by the Applicant(s) solely.

Exclusive Areas means exclusive balcony/verandah/exclusive open terrace/exclusive area(s) appurtenant to the Flat as may be applicable, for the exclusive use of the Applicant.

*Third Party Payments are not allowed.

*The Applicant(s) shall not pay any amount towards any instalment by cash and/or deposit.

*Areas, specifications, plans, images, and other details are indicative and subject to change as per revised approvals received from the authorities from time to time

*Stamp duty will be paid by the developer- Godrej and Boyce Manufacturing Company Limited

*Registration charges, and Other Government taxes, duties, and levies are to be borne by Applicant(s) on an actual basis. In case of levy of any development charges, LBT / EDC / IDC / LUC/MDC (Metro Development Charges), Swachh Bharat Cess, Krishi Kalyan Cess, Goods and Services Tax 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).

Estimated Other Charges as mentioned above are tentative/provisional, based on estimates and subject to change, and are to be borne by the Applicant(s) upon demand from the Developer

*The developer (Owner - Promoter) has the discretion to raise invoices for the milestones which has been completed/achieved irrespective of the sequence of milestones and prior to the structure completion.

*As per the existing regulations (subject to any change as per the govt. regulation in future), the GST (goods and service tax) payable on the following components are as under

Component	Rate of GST
Flat consideration	5%
Maintenance charges	18%
Legal charges/Society formation amount/Water & Electricity charges	18%

Estimated & Tentative other charges as mentioned above are tentative/provisional, based on estimates and subject to change, and are to be borne by the Applicant(s) upon demand from the Developer

*Payment of each instalment, estimated other charges, government charges and/or such other charges is of the essence of the Agreement, upon its default shall attract interest to the Applicant(s) as detailed in the Application Form. Interest payable by the applicant /s would also attract GST as applicable.

*All benefits arising under the provisions of Goods and Services Act and its rules thereof, in the form of Input Tax Credit or otherwise are already considered under the Sale Consideration and the Applicant agrees not to make any further claims or demand or dispute in respect thereof.

*Payment of Taxes 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

*LUC shall mean land under construction tax which is payable to the competent authorities on actuals. This is an indicative amount and may vary basis the demand raised by the competent authorities.

*Forfeiture of a amounts will be in accordance to the terms of the Application Form / Agreement for Sale

*Scanning Charges of the Consultant for registration will be applicable on actuals which has to be borne by the applicants and shall be extra.

*All cheques/demand drafts/remittances should be issued/deposited in favour of " Godrej & Boyce Mfg. Co. Ltd." payable at Mumbai

*The cheque dishonour charges payable for dishonour of a particular instalment payment cheque for the first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for the 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.

*The Project is registered as "Godrej Vistas" with Maharashtra Real Estate Regulatory Authority (MaharERA) bearing Registration No. PS1800055142 available at website <http://maharera.mahaonline.gov.in>.

*The project is being developed by Godrej and Boyce Manufacturing Company Limited ("Owner - Promoter") and Godrej Properties Limited has been appointed as the Development Manager for the Project by the Owner Promoter. Godrej Construction is a division of Godrej & Boyce Manufacturing Company Limited.

Primary Applicant	2nd Applicant	3rd Applicant
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