

**Forestville - Phase 1 - 3 BHK Majestic**

Flat Details	Quotation Date: 3/12/2023
Tower (said Tower)	C
Floor	50
Flat No. (said Premises)	OFV-C-5001
Permission to park in Car Parking space/s Tandem Configuration	1
Scheme Type	Non Scheme
<b>Sale Price (Rs.) (*)</b>	<b>₹ 2,20,11,750/-</b>

Payment Schedule	% Payable	Sale Price (Rs.) (*)	Applicable GST (Rs.)	Total inclusive of GST (Rs.)
At the time of Booking i.e. on Executing the Acceptance Form (being part of the Earnest Money)	10.00	₹ 22,01,175/-	₹ 1,10,060/-	₹ 23,11,235/-
To be paid on or before 31 March 2024 upon Execution and Registration of the Agreement (Including balance part of the Earnest Money)	20.00	₹ 44,02,350/-	₹ 2,20,118/-	₹ 46,22,468/-
To be paid on or before 31 March 2024	15.00	₹ 33,01,763/-	₹ 1,65,088/-	₹ 34,66,851/-
Proportionate 58 instalments upon casting of relevant slabs.	24.00	₹ 52,82,820/-	₹ 2,64,142/-	₹ 55,46,962/-
On completion of balance slabs (if any) and terrace slab of the said Tower	1.00	₹ 2,20,118/-	₹ 11,006/-	₹ 2,31,124/-
Completion of the walls, internal plaster, floorings and windows of the said Premises.	5.00	₹ 11,00,588/-	₹ 55,030/-	₹ 11,55,618/-
Completion of the staircases, lift wells, lobbies up to the floor level of the said Premises.	5.00	₹ 11,00,588/-	₹ 55,030/-	₹ 11,55,618/-
Completion of External Plumbing, External Plaster, elevation, terraces with water proofing of the said Tower.	5.00	₹ 11,00,588/-	₹ 55,030/-	₹ 11,55,618/-
Completion of the lifts, water pumps of the said Tower.	5.00	₹ 11,00,588/-	₹ 55,030/-	₹ 11,55,618/-
Completion of electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of areas appertain of the said Tower.	5.00	₹ 11,00,588/-	₹ 55,030/-	₹ 11,55,618/-
At the time of handing over of the possession of the said Premises to the Allottee/s on/after receipt of the Occupation Certificate with respect to the said Premises and after completion/installation of the door to the said Premises and installation of sanitary fittings in the said Premises	Balance Amount	₹ 11,00,584/-	₹ 55,030/-	₹ 11,55,614/-
<b>Total Amount (excluding Additional Expenses)</b>	<b>100.00%</b>	<b>₹ 2,20,11,750/-</b>	<b>₹ 11,00,594/-</b>	<b>₹ 2,31,12,344/-</b>

**General Clauses :**

This Cost Estimate is being provided solely at your request.

Detailed terms and conditions concerning the booking of the said Premises will be as set out in the Booking Form and Acceptance Form/ Allotment Letter/ Agreement for Sale.

Booking of the said Premises is subject to availability. This Cost Estimate and all other terms contained herein are only valid till the date hereof.

TDS to be deducted on the Sale Price as per rates prevailing from time to time.

The Sale Price has been arrived at on the basis of the payment schedule contained herein.

**Project Specific Clauses:**

The project Forestville Phase 1 has been registered with Maha RERA bearing registration number: P51700050312 and the details are available on <https://maharera.mahaonline.gov.in> under the name, Forestville Phase 1.

Cheque to be issued in favour of " Oberoi Realty Limited - Forestville - Phase 1 - Collection".

Stamp-duty and Registration Fees to be paid by the customer directly at the applicable rates on registration.

GST will be charged on the Sale Price as per rates prevailing at the time of billing.

Execution and registration of the Agreement for Sale of the said Premises within 2 months from the date of issuance of the letter of allotment, is the essence of the transaction.

# Break up of Additional Expenses (payable on Possession)	Amount (Rs.)
*Society Formation Charges	₹ 25,000/-
Deposit towards water, electricity, and other utility and services connection charges	To be paid to the utility supplier at actuals
*Club House Charges	₹ 3,00,000/-
*Legal Charges	₹ 25,000/-
*Development and Infrastructure Charges	₹ 1,08,700/-
Share Application Charges (If Corporates then Rs. 1,200/-)	₹ 600/-
Corpus Fund	₹ 81,525/-
*Outgoings	₹ 2,60,880/-
<b>Total (excluding GST)</b>	<b>₹ 8,01,705/-</b>

\*GST will be charged extra as per rates prevailing at the time of billing