

RUNWAL GARDEN CITY



Payment Schedule - Customised Construction Linked Plan

	CL06-T6-0704		21-Jul-24
Configuration	2 BHK Prime-Deck		
Rera Carpet Area In Sq Ft	503.97	Deck	Yes
Deck Area In Sq Ft	25.62	Utility	No
Utility Area In Sq Ft	0.00	Total Carpet Area	529.59
Agreement Value	5213050	GST on AV	260653
	Milestone %	Flat Cost	CGST+SGST
BOOKING TOKEN	1%	52131	2607
WITHIN 7 DAYS POST BOOKING	4%	208522	10426
WITHIN 15 DAYS POST BOOKING	5%	260653	13033
ON COMPLETION OF EXCAVATION	20%	1042610	52131
ON INITIATION OF PLINTH	20%	1042610	52131
ON INITIATION OF 3RD SLAB	6%	312783	15639
ON INITIATION OF 6TH SLAB	6%	312783	15639
ON INITIATION OF 9TH SLAB	6%	312783	15639
ON INITIATION OF 12TH SLAB	5%	260653	13033
ON INITIATION OF 15TH SLAB	5%	260653	13033
ON INITIATION OF 18TH SLAB	4%	208522	10426
ON INITIATION OF 21ST SLAB	3%	156392	7820
ON INITIATION OF 24TH SLAB	2%	104261	5213
ON INITIATION OF 27TH SLAB	2%	104261	5213
ON INITIATION OF BLOCKWORK	5%	260653	13033
ON INITIATION OF FLOORING	3%	156392	7820
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	3%	156392	7820
Total (A)	100%	5213050	260653
Launch Benefit Offer	Discount in AV	181000	
Stamp Duty (Approx)		235000	
Reg. & Scanning(Aprox)		40000	
Stamp Duty Offer		-235000	Special Zero SDR Scheme
Reg. & Scanning offer		-40000	
Other Charges (B)		40000	
GST On Agreement Value (C)		260653	
GST On Other Charges (D)		7200	
Grand Total (A+B+C+D)		₹ 55,20,903	
Cheque Favouing	HORIZON PROJECTS PVT LTD RUNWAL GARDENS CITY CL6 T6 TO T9 COLLECTION A/C		
A/C No.	074005003629		
GST Favouing	HORIZON PROJECTS PVT LTD RUNWAL GARDENS CITY CL6 T6 TO T9 COLLECTION A/C		
GST A/C No.	074005003629		

Bank- ICICI Bank, Slon Branch, Mumbai-400022, IFSC Code- ICIC0000740

	Car Park 1	Car Park 2
**0 Car-Park Allotted	None	None

Note:

- 1 (A): The Consideration amount is arrived at after considering the benefit of Input credit under GST Laws.
- 1 (B): An aggregate amount of Rs. 40,000/- shall be payable at the time of possession towards Other Charges which include Legal Charges, Share Money, Society formation and registration charges. Please note the charges mentioned herein are indicative in nature and may vary at the time of possession.
- 1 (C): The proportionate share of property tax towards common areas, electricity and water connection charges will be at actuals and collected at the time of possession. Any other applicable government charges would have to be paid in addition to the charges mentioned above.
- 1 (D) Building protection deposit of Rs. 25,000/- shall be paid at the time of possession.
- 1 (E): Simultaneous to handover of possession of the premises, you shall be liable to pay in advance Building Common Area Maintenance Charges @ Rs.4.75/- per square foot per month on the carpet area including deck and utility area (plus applicable GST thereon) (BCAM Charges) for a collective period of 24 (twenty four) months from the date of occupation certificate for the premises till the society is formed and duly operationalised. These BCAM Charges are payable towards the services and amenities provided in the building in which the premises are situated. The developer shall be entitled to revise/increase the BCAM Charges upon expiry of the aforesaid period of 24 (twenty four) months.
- 1 (F): Simultaneous to handover of possession of the premises, you shall be liable to pay in advance, Apex Body Common Area Maintenance Charges @ Rs. 5.30/- per square foot per month on the carpet area including deck and utility area (plus the applicable GST thereon) ("Apex CAM Charges) for a collective period of 48 (forty-eight) months from the date of occupation certificate for the premises till the Apex body is formed and duly operationalised. These Apex CAM Charges are towards the amenities, facilities and services provided in the larger land. The Developer will be entitled to revise/increase the Apex CAM Charges upon expiry of the aforesaid period of 48 (forty-eight) months.
- 1 (G) It is clarified that the BCAM and Apex Body CAM Charges payable by the customer shall be as per the respective estimated amounts mentioned hereinabove or at actuals, whichever is higher.
2. Applicable stamp duty & registration charges to be paid via RTGS / NEFT to designated account shared by the Developer. For stamp duty & registration charges - Payment Beneficiary Name: Horizon Projects Pvt. Ltd., Bank Name: ICICI Bank, Bank A/c No.: 074005003629, Branch: Slon, IFSC Code: ICIC0000740
3. TDS is calculated at the on-going rates and is subject to revision as notified by the Government. TDS @1% as per section 194 -IA of the Income Tax Act, 1961 will be applicable in respect of all apartments having agreement value (including other charges) of Rs. 50 lakhs and above. Kindly submit copy of payment/bank challan, Form 26QB and duly signed Form 16B hard copy within 10 days from the end of month in which tax is deductible, failing which it will be treated as delay/default in payment, interest (as applicable) shall be levied until submission of requisite documents. We have appointed an agency to manage all your TDS payment related matters with respect to your apartment (if you choose to avail the said facility). We are sure this will significantly ease the process of calculation and payment of TDS, thereby reducing your time and effort on the same. This will also eliminate the probability of levy of interest/ penalty on account of delay in TDS payment which is time bound as per statute.
4. One Time Club Membership Fees are Included in the above-mentioned Agreement Value, however club maintenance charges and club usage charges will be over and above One Time Club Membership Fees and payable at actuals.
5. Charges and deposits towards piped gas connection, if provided, will be payable at actuals at the time of offer of possession. These charges will be over and above the above mentioned Other Charges. The applicable government charges/deposits will be extra.
6. Alterations of the windows, grills, external elevation, facade is strictly not allowed and any violation of this provision shall attract penalty.
7. All statutory taxes including property tax and any other levies with respect to the unit/ apartment shall be payable by you at applicable rates .
8. In case of default by the Applicant/s towards the payment or part payment of the total consideration or non-execution and non-registration of the Agreement for Sale by the Applicant/s within 15 days of the Developer calling upon the Applicant/s in writing to make the payments and/or execute and register Agreement for Sale, as the case may be, then and without prejudice to the rights and remedies available to the Developer including the right to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay in making payment, the Developer shall be entitled at its sole discretion, to cancel/ revoke/terminate or withdraw the booking in favour of the Applicant/s and to forfeit 10% of the total consideration.
9. Any change in applicable government taxes /charges/levies/duties, shall be borne and paid by the customer.
10. All charges mentioned above are indicative in nature and shall be subject to change from time to time.

Note : No Hidden Costs.