

Date: 11-09-2024

Project Name:	L&T Seawoods - West Manor
Bldg. Name:	C01
Flat No.	1002
Floor:	10
RERA Carpet Area (Sq ft) (A)	544.00
Ancillary Area (Sq ft) (B)	197.00
Total (A + B)	741.00
Type of Flat:	2BHK-Elite
Car Parking	1 Single

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Agreement value (A)	₹ 2,04,47,895
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Other Charges towards flat payable at the time of possession	Amount in INR
Clubhouse Membership Charges	₹ 3,00,000
Development Charges	₹ 2,96,400
Interest free refundable security deposit (for Apex / Federation)	₹ 1,00,000
Share Application Charge	₹ 600
Total Other Charges (B)	₹ 6,97,000

Govt Taxes	Amount in INR
Stamp Duty (including Surcharge)	₹ 12,26,874
Registration	₹ 30,000
GST (5% as per applicable rates)	₹ 10,22,395
Total Govt Taxes (C)	₹ 22,79,268

Original Estimated Value (A+B+C)	₹ 2,34,24,163
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* Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes extra as applicable)

₹ 1,06,704

Payment Schedule:

Sr. No.	Description	% Payable	Amount Payable (A)	GST (B)	Total Payable (C) = A+B	TDS (D) 1% of AV	Total Instalment Payable (E) = C-D	Payable On / Due date
1	Part Earnest Money	10%	5,71,429	28,571	6,00,000		6,00,000	At the time of booking
2	Balance Earnest Money		14,73,361	73,668	15,47,029	20,448	15,26,581	Within 30 days from date of booking
Execution of Agreement								
3	Instalment on execution of Agreement	6%	12,26,874	61,344	12,88,217	12,269	12,75,949	Within 60 days from date of booking
4	On completion of 2nd Floor (Clubhouse) Slab	10%	20,44,790	1,02,239	21,47,029	20,448	21,26,581	
5	On completion of 3rd Floor Slab	10%	20,44,790	1,02,239	21,47,029	20,448	21,26,581	
6	On Completion of 4th Floor Slab	7%	14,31,353	71,568	15,02,920	14,314	14,88,607	
7	On Completion of 6th Floor Slab	7%	14,31,353	71,568	15,02,920	14,314	14,88,607	
8	On Completion of 8th Floor Slab	7%	14,31,353	71,568	15,02,920	14,314	14,88,607	
9	On Completion of 10th Floor Slab	7%	14,31,353	71,568	15,02,920	14,314	14,88,607	
10	On Completion of Terrace slab	6%	12,26,874	61,344	12,88,217	12,269	12,75,949	
11	On completion of Internal Walls, Internal Plaster, Flooring of said apartment	5%	10,22,395	51,120	10,73,514	10,224	10,63,291	
12	On completion of the electrical fittings, windows, doors if the said apartment, including staircases and lobbies upto the floor level of the said apartment	5%	10,22,395	51,120	10,73,514	10,224	10,63,291	
13	On Completion of External Plumbing and External Plaster, entrance lobby of the building or wing in which the said apartment is located and sanitary fittings of the said apartment	5%	10,22,395	51,120	10,73,514	10,224	10,63,291	
14	On Completion of Lifts wells, Electro Mechanical and Environmental Requirements, Elevation, Water Pumps, on completion of Lifts, Terraces with water proofing, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale	10%	20,44,790	1,02,239	21,47,029	20,448	21,26,581	
15	On Intimation of receipt Occupation Certificate	5%	10,22,395	51,120	10,73,514	10,224	10,63,291	
Total:		100%	₹ 2,04,47,895	₹ 10,22,395	₹ 2,14,70,290	₹ 2,04,479	₹ 2,12,65,811	

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- Note:**
- The flat offered is subject to availability. The Agreement value and all other terms of the draft cost sheet is valid only till the date of this cost sheet
 - Government taxes Stamp duty, registration fees etc. are considered as per current applicable rates and are subject to vary
 - Any miscellaneous charges at the time of registration is to be borne by the applicant
 - TDS to be deducted @ 1% of the Agreement Value, subject to change.
 - Stamp duty to be paid on the 30th day from date of booking