

Date: 11-09-2024

Project Name:	L&T Seawoods - West Manor
Bldg. Name:	C02
Flat No.	1003
Floor:	10
RERA Carpet Area (Sq ft) (A)	792.00
Ancillary Area (Sq ft) (B)	281.00
Total (A + B)	1073.00
Type of Flat:	3BHK Grandio
Car Parking	2 Single

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Agreement value (A)	₹ 3,31,07,415
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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	₹ 4,29,200
Interest free refundable security deposit (for Apex / Federation)	₹ 1,00,000
Share Application Charge	₹ 600
Total Other Charges (B)	₹ 8,29,800

Govt Taxes	Amount in INR
Stamp Duty (including Surcharge)	₹ 19,86,445
Registration	₹ 30,000
GST (5% as per applicable rates)	₹ 16,55,371
Total Govt Taxes (C)	₹ 36,71,816

Original Estimated Value (A+B+C)	₹ 3,76,09,031
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* Advance adhoc maintenance towards the building for approximately 12 months payable at the time of possession (taxes extra as applicable)

₹ 1,54,512

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		27,39,313	1,36,966	28,76,279	33,107	28,43,171	Within 30 days from date of booking
Execution of Agreement								
3	Instalment on execution of Agreement	6%	19,86,445	99,322	20,85,767	19,864	20,65,903	Within 60 days from date of booking
4	On completion of 2nd Floor (Clubhouse) Slab	10%	33,10,742	1,65,537	34,76,279	33,107	34,43,171	
5	On completion of 3rd Floor Slab	10%	33,10,742	1,65,537	34,76,279	33,107	34,43,171	
6	On Completion of 4th Floor Slab	7%	23,17,519	1,15,876	24,33,395	23,175	24,10,220	
7	On Completion of 6th Floor Slab	7%	23,17,519	1,15,876	24,33,395	23,175	24,10,220	
8	On Completion of 8th Floor Slab	7%	23,17,519	1,15,876	24,33,395	23,175	24,10,220	
9	On Completion of 10th Floor Slab	7%	23,17,519	1,15,876	24,33,395	23,175	24,10,220	
10	On Completion of Terrace slab	6%	19,86,445	99,322	20,85,767	19,864	20,65,903	
11	On completion of Internal Walls, Internal Plaster, Flooring of said apartment	5%	16,55,371	82,769	17,38,139	16,554	17,21,586	
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%	16,55,371	82,769	17,38,139	16,554	17,21,586	
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%	16,55,371	82,769	17,38,139	16,554	17,21,586	
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%	33,10,742	1,65,537	34,76,279	33,107	34,43,171	
15	On Intimation of receipt Occupation Certificate	5%	16,55,371	82,769	17,38,139	16,554	17,21,586	
Total:		100%	₹ 3,31,07,415	₹ 16,55,371	₹ 3,47,62,786	₹ 3,31,074	₹ 3,44,31,712	

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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