

Price Sheet

Project	The Palace 01022023	
Annexure A		
Quotation Date	30-Jun-2024	
Wing / Unit No.	B1-2901	
Unit Type	NA	
Unit Configuration	2 BHK	
Car Parking Permitted	0	
RERA Carpet Area in Sq. Mtrs. (Approx)	53.72	
	Amount	CGST & SGST
Unit Consideration	₹ 93,48,190	₹ 4,67,410
Discount	₹ 0	
Sale Consideration (A)	₹ 93,48,190	₹ 4,67,410

Tentative Payment Plan

Event	%	Instalment Amount (A)	CGST & SGST (B)	Total (C = A + B)	TDS to be paid directly to Govt. (1% of A)	Total Instalment payable (C - TDS)
Application Money (Token Amount)		₹ 1,00,000	₹ 5,000	₹ 1,05,000	₹ 1,000	₹ 1,04,000
Application Money 1 (Due within 15 days from Booking Date), Less Application Money	10.00%	₹ 8,34,819	₹ 41,741	₹ 8,76,560	₹ 8,348	₹ 8,68,212
Stamp Duty & Registration *Agreement for Sale* - (Due within 21 days from Booking Date)						
On Execution of Agreement (Due Within 30 days from booking)	35.00%	₹ 32,71,867	₹ 1,63,593	₹ 34,35,460	₹ 32,719	₹ 34,02,741
On Completion of Plinth	25.00%	₹ 23,37,048	₹ 1,16,852	₹ 24,53,900	₹ 23,370	₹ 24,30,530
Completion of Top slab of the said Wing	25.00%	₹ 23,37,048	₹ 1,16,852	₹ 24,53,900	₹ 23,370	₹ 24,30,530
On Intimation of Possession	5.00%	₹ 4,67,410	₹ 23,370	₹ 4,90,780	₹ 4,674	₹ 4,86,106
Total	100.00%	₹ 93,48,190	₹ 4,67,410	₹ 98,15,600	₹ 93,482	₹ 97,22,118

Other Govt. Levies		Amount
Estimated Stamp Duty & Registration Charges	On Actuals	₹ 6,84,409.60
Total Consideration Incl. Estimated Govt. Levies		₹ 1,95,00,000

Particulars of the Components	Rate of GST
On Sale Consideration	5%
On Estimated & Tentative Other Charges	18%

Due amount on execution of Agreement is the current due % of the said Unit, which is informed by sales team at the time of sale of the said Unit

-Prior to making any payment beyond 10% of the Sale Consideration, the registration formalities for Agreement for Sale is mandatory as per the provisions of RERA.

-Incidental expenses is payable at the time of Registration to the Vendor / Consultant

-Areas, specifications, plans, images and other details are indicative and subject to change

-All figures are rounded to the nearest decimal

Following maintenance related amounts, MGL, Society Formation, share money and property tax shall be payable additionally at the time of possession:

-CAM charges for 24 months @ Rs. 12.00 per sq. ft. per month approximately on RERA Carpet Area

-Share money is Rs.600/- for single Applicant.

charges is Rs.25,000/-

Rs.6035/- if any change in the security deposit for MGL, the same shall be applicable.

These are estimates and may be revised at time of offer for possession

Taxes as applicable shall be payable by the Applicant(s)

-Society formation

-Charges towards security deposit for MGL

-Share money & Entrance fee deposit amount is subject to change as per the prevailing norms and will be notified on or before execution of the Agreement for Sale

-"Estimated & Tentative Other Charges" as mentioned above are tentative and subject to change, without notice. The same shall be borne by the Applicant(s), upon demand from the Developer

- This price sheet forms a part of the Application Form. Applicant(s) is/are aware about the disclosures made therein and shall comply with all terms & conditions, including payment of the Total Sale Consideration & Estimated and Tentative Other Charges as aforesaid. This price sheet does not constitute an agreement of any form.

-The aforementioned payment milestone and events are in reference to the respective tower/building/wing

- Please note, that all payments received towards your unit will be first apportioned towards due taxes, secondly towards applicable interest, the previous outstanding if any and then towards balance of the current demand. Third Party Cheques/Transfers will not be accepted

-The completion of a particular milestone shall not necessarily mean and it should not be interpreted in the same chronological manner or in the order specified hereinabove and the Demand and Tax Invoice to the Allottee/s shall be raised in accordance with completed milestone till such date

-As a part of value added services, we will be installing individual water meters in each unit, the Applicant(s) shall pay the water charges basis the individual meter reading which will be billed by the Developer/Society/Apex. The maintenance cost/AMC for the water meters shall be borne by the Applicant(s), which will be intimated to the Applicant(s) at the time of possession.

Taxes

-The Applicant(s) agree(s) and confirm(s) that the Sale Consideration and Estimated & Tentative Other Charges of the said Unit is after taking into account all the benefits available and/or derived under the GST Laws. In case if the benefits available and/or derived under the GST Laws are reduced due to the change in the Law / Rules / Regulations and / or on account of change in the interpretation by the Tax Authorities, then the Applicant(s) agree(s) and confirm(s) that the Developer shall accordingly increase the total Sale Consideration of the said Unit to compensate for the amount of such reduced benefits.

-Stamp Duty & Registration charges are subject to changes as per government regulations from time to time.

-Payment of each installment of the Sale Consideration, Estimated & Tentative Other Charges, government charges and / or such other charges is of the essence of the booking / provisional allotment, default of which shall attract interest to the Applicant(s). Interest payable by the applicant(s) will attract GST @ 18%

-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 payments or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax, 1961. The Applicant(s) shall submit the original TDS Certificate within the prescribed timelines mentioned in the Income Tax Act 1961 With regard to change in scope of consideration of Immovable Property widened w/s 194IA of the Income Tax Act in the Recent budget w.e.f. 1st Sep 2019, following is the revised scope:

The term Consideration for immovable property shall include all and any charges which are incidental to transfer of the immovable property.

-As per the existing regulations (which are subject to change) the CGST is charged @ 2.5% and SGST is charged @ 2.5% on "Sale Consideration". CGST is charged @ 9% and SGST is charged @ 9% on "Estimated & Tentative Other Charges"

1 square meter = 10.764 sq. ft.

[Signature]

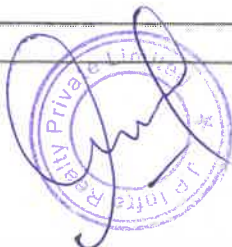
[Signature]

[Signature]

First/Sole Applicant

Second Applicant

Third Applicant



1,00,000 Token received/-

S.I. + G.S.T + SDR to be received
in 30-35 days

Rest due to be cleared through
bank loan within 60-65 days.

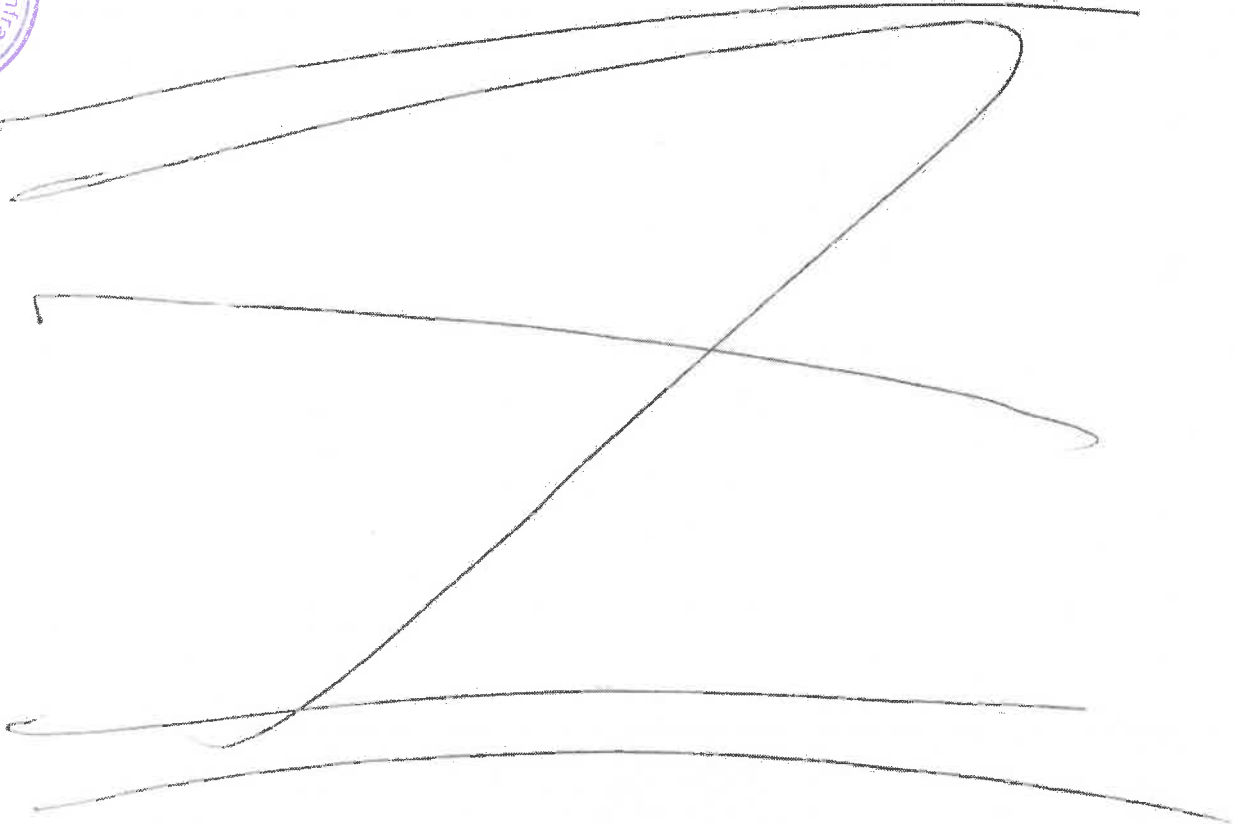
D.p. plan given

AWANT

Amish

Rajesh

1/7/24



	2411 00 85 2417 31 62 urbdes09@gmail.com	URBDES
	LICENSED ENGINEERS & DESIGN CONSULTANTS.	
437, HIND RAJASTHAN BUILDING, DADASAHEB PHALKE ROAD, DADAR (E), MUMBAI 14		

J5169B/8B1/CERT/05/2023

Date: 11/07/2023

TO WHOMSOEVER IT MAY CONCERN


This is to certify that the proposed development of plot bearing S. No. 20/4B(PT), 20/8(PT), 21/2A(pt)+2B(pt), 22/1B(PT), 1C(PT), 2, 3, 5, 24/3, 25/1, 26/5, 8(pt), 26/9, 110/1(pt), 2(PT), 112/2(pt), 113/1, 2(pt), 114/1, 3, 4, 6, 116/1, 4, 5, 7, 8, 9, 117/1, 3, 4, 5, 6, 118/2, 3, 4, 5, 7, 8, 124/2, 3, 125/2, 3, 4, 5, 6, 7, 126/1, 2, 3, 4, 5, 6, 127/1, 2, 3, 5, 128/5A, 5B(PT), 132/3, 133/1, 2, 3, 4, 5, 6, 7, 8, 134/2, 3, 5A, 8, 148/1, 2 of village Ghodbunder Tal. & Dist. Thane in the Mira-Bhayandar Municipal Corporation limits has been approved by MBMC.

The plans of the proposed **Building no. 8-Tower B (Wing B1 & B2), & Tower C (Wing C1 & C2)** (named as 'Dream-Home') in the above referred development have been approved by MBMC under no. MB/MNP/NR/2793/2022-23 dtd. 21.10.2022 for building comprising of Two Towers namely (Tower B and C) each with two wings having Ground (pt.) +1 to 3 (Part Commercial + Part Residential+ Part Parking) +4 to (Part Podium + Part Residential) + 9 (Part Residential + Part Amenity)+10 to 11 Part Residential +12 to 40 Residential floors.

The work of construction of proposed **Building no. 8-Tower B** (named as 'Dream-Home Tower B') is in progress and the status of work is as follows:

Building Number	Tower	Wing	Construction Status
8	B	B1	The work of RCC frame structure up to Plinth level has been completed.

Thanking You,
Yours faithfully,


(R.R. Khandeparkar)
Licensed Engineer

Lic. No. MB/MC/UD/3076/2020-21
dated 21/01/2021



JP Infra Realty Private Limited
 301 Viraj Tower, 3rd Floor W.E. Highway, Near WEH Metro Station, Andheri East Mumbai 400093
 T: +9102242415678 | F: +9102242415679 | E: info@jpinfra.com | W: www.jpinfra.com | CIN: U45200MH2010PTC206022

Payment Receipt

Receipt Date : 01 Jul, 2024


Mr.Amit ganesh Singh,
 Mrs.Neha Amit Singh
 Address: Sumit Greendal, H wing, flat no. 303, Virar west,
 Palghar.,Mumbai,Maharashtra,India,400063
 Contact No: 9004040896
 Email-id: amit951987@gmail.com

Your Receipt Details	
Receipt No	/B1-2901/2024-07-01/R-95271
Project	The Palace Tower B
RERA No.	P51700033430
Wing	B1
Flat No	2901
Floor No	29
GST No.	27AAOCS9607A1Z7

The below payment(s) have been made via the following modes:-

Payment Mode	Bank Name	Instrument Date	Instrument Number	Amount
Card Swipe	The HDFC Bank Ltd.	30 Jun, 2024	7541	100000.00
Rupees One Lakh				

We hereby acknowledge and thank you for the above payments.

For,
 JP Infra Realty Private Limited

 Authorised Signatory

This is a system-generated document, No signature is required.

* (Subject to Realization of cheque or instrument)

Payment Receipt

Receipt Date : 22 Jul,2024

Mr.Amit ganesh Singh,

Mrs.Neha Amit Singh

Address: Sumit Greendal, H wing, flat no. 303, Virar west,
Palghar.,Mumbai,Maharashtra,India,400063

Contact No: 9004040896

Email-id: amit951987@gmail.com

Your Receipt Details	
Receipt No	/B1-2901/2024-07-22/R-96964
Project	The Palace Tower B
RERA No.	P51700033430
Wing	B1
Flat No	2901
Floor No	29
GST No.	27AAOC59607A1Z7

The below payment(s) have been made via the following modes:-

Payment Mode	Bank Name	Instrument Date	Instrument Number	Amount
Cheque	IndusInd Bank Limited	21 Jul,2024	399502	390780.00

Rupees Three Lakhs Ninety Thousand Seven Hundred and Eighty

We hereby acknowledge and thank you for the above payments.

For,
JP Infra Realty Private Limited

Authorised Signatory

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signature is required.

* (Subject to Realization of cheque or
instrument)



JP Infra Realty Private Limited
301 Viraj Tower, 3rd Floor W.E. Highway, Near WEH Metro Station, Andheri East Mumbai 400093
T: +9102242415678 | F: +9102242415679 | E: info@jpinfra.com | W: www.jpinfra.com | CIN: U45200MH2010PTC206022

Payment Receipt

Receipt Date : 31 Aug,2024

Mr.Amit ganesh Singh,
Mrs.Neha Amit Singh
Address: Sumit Greendal, H wing, flat no. 303, Virar west,
Palghar, Mumbai, Maharashtra, India, 400063
Contact No: 9004040896
Email-id: amit951987@gmail.com

Your Receipt Details	
Receipt No	/B1-2901/2024-08-31/R-102065
Project	The Palace Tower B
RERA No.	P51700033430
Wing	B1
Flat No	2901
Floor No	29
GST No.	27AAOCS9607A1Z7

The below payment(s) have been made via the following modes:-

Payment Mode	Bank Name	Instrument Date	Instrument Number	Amount
Cheque	IndusInd Bank Limited	30 Aug,2024	399507	57410.00

Rupees Fifty Seven Thousand Four Hundred and Ten

We hereby acknowledge and thank you for the above payments.

For,
JP Infra Realty Private Limited

Authorised Signatory

This is a system-generated document, No signature is required.

* (Subject to Realization of cheque or instrument)

Ref No. CTL/24-25/09951-12

Date: September 10, 2024

To,
JP Infra Realty Private Limited
(Formerly known as Skylark Realtors Pvt Ltd)
3rd Floor, Viraj Towers,
Western Express Highway,
Near WEH Metro Station, Andheri (East),
Mumbai - 400 093

Dear Sir/ Madam,

Ref: No Objection for sale of Flats at "[Palace Tower B]" situated on Land Bearing Old Survey No. 118/7,118/8,125/2,125/4,5,6,7,126/1,2,3,5,127/3,134/2,134/8,125/3,134/2,134/8,125/3,126/6,134/3,135/3,134/1,134/4,125 of Village Ghodbunder, Taluka & District Thane, Mira road, Thane, 401107.

This is to confirm that the aforesaid premises are currently mortgaged by [JP Infra Realty Private Limited] (the "Mortgagors") to (Catalyst Trusteeship Limited GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune, Maharashtra 411038) vide Deed of Mortgage Dated is 03rd May, 2024 for the facility obtained by JP Infra Realty Private Limited (hereinafter referred to as "Borrower") from IndusInd Bank Limited, a banking company incorporated under the Companies Act, 1956 and having its registered office at 2401, Gen. Thimmayya Road, (Cantonment), Pune - 411 001 and a branch office amongst other places at 11th floor, One World Centre, 841, Senapati Bapat Marg, Elphinstone, Mumbai -400013 (hereinafter referred to as "Bank") vide the sanction letter Dated :30th March 2024 and the facility documents executed thereto

Your company has requested a No Objection Certificate to enable sale of the said units to purchaser/s. We state that on the basis of email approval dated 9th September, 2024 received from the authorized representative of the Bank we hereby issued this No Objection of Sale of the unit to the Purchaser as detailed in the Annexure.

We state that, consent is hereby accorded to the release of charge by TRUSTEE/Bank over the said units and that TRUSTEE/Bank shall have no claim, right, title or interest in respect of the said units only subject to the following conditions:

This consent hereby granted is restricted to release of mortgage/ charge over the units described above in the [Palace Tower B] of the Borrower, being constructed at [Land Bearing Old Survey No. 118/7,118/8,125/2,125/4,5,6,7,126/1,2,3,5,127/3,134/2,134/8,125/3,134/2,134/8,125/3,126/6,134/3,135/3,134/1,134/4,125 of Village Ghodbunder, Taluka & District Thane, Mira road, Thane, 401107]; in order to enable sale of the said units to the Purchasers. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the company/Borrower to sell any other unit in the said project without applying to TRUSTEE for a fresh consent letter, the approval for which shall be obtained from the Bank vide an e-mail from the authorized representative of the Bank.

The consent hereby granted is subject to the Purchasers (As per Annexure I) depositing all the moneys payable as consideration for purchase of the said unit in [JP INFRA REALTY PRIVATE LIMITED THE PALACE TOWER B MASTER COLLECTION ESCROW A/C.: 256001800047] at [IndusInd Bank, Andheri Acme Plaza]. If the Purchasers fail to deposit such monies/ sales proceeds in the said Escrow Account, this NOC shall stand revoked/ cancelled and the e-mail approval provided by the Bank shall stand immediately withdrawn.

In the event the sale to the Purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and the Borrower shall have to apply for a fresh consent in relation to sale of the said unit to any other person/third party and TRUSTEE shall obtain fresh email approval from the Bank for the said sale of the said unit to any other person/third party.

Please note that Security Trustee will continue to hold charge on behalf of Bank, over the Project except for the aforesaid unit till the loan availed by the Borrower is fully repaid to the satisfaction of the Bank.

This certificate is being given without any prejudice or liabilities of any nature on part of the Lender and Security Trustee or its officer.

Our mortgage and charge on all other properties shall remain unchanged.

The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Ms. Deesha Trivedi on email deesha.trivedi@ctltrustee.com

Signature Not Verified

Digitally signed by Achinto Bhattacharya
2024.09.10 12:14 +05:30

Yours Faithfully
Catalyst Trusteeship Limited

Authorised Signatory
Name : Achinto Bhattacharya
Designation : Deputy Vice President
Place : Mumbai

CATALYST TRUSTEESHIP LIMITED

Registered Office : GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038 Tel : +91 (20) 6680 7200
Delhi Office : 910-91L, 9th Floor, Kallash Building, 26 Kasturba Gandhi Marg, New Delhi - 110 001 Tel : +91 (11) 4302 9101/02
Corporate Office : 901L, 9th Floor, Tower-B, Pieginsuta Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
Tel : +91 (22) 4822 0555 Fax : +91 (22) 4922 0505
CIN No. U74999PN1997PLCH0262 Email : dt@ctltrustee.com Website : www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata | Hyderabad



Annexure - I

Booking Date	1st Applicant First Name	2nd Applicant First Name	Sub Project	Flat No	New Carpet Area	Agreement Value	Received Amount	Balance Value
30-Jun-24	Amit Ganesh Singh	Neha Amit Singh	The Palace Tower	B1-2901	578	9348190	467409	8880781

Signature Not Verified

Digitally signed by Achinto Bhattacharya
2024.09.10 12:14 +05:30

CATALYST TRUSTEESHIP LIMITED

Registered Office : GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038 Tel : +91 (20) 6680 7200
Delhi Office : 910-911, 8th Floor, Kalash Building, 26 Kasturba Gandhi Marg, New Delhi - 110 001 Tel : +91 (11) 4302 9101/02
Corporate Office : 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
Tel : +91 (22) 4922 0555 Fax : +91 (22) 4922 0545
CIN No. U74999PN1997PLC110282 Email : ct@catltrustee.com Website : www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata | Hyderabad

