

PRICE SHEET AND PAYMENT SCHEDULE

Project Name : WESTWOOD
Tower : TOWER 2
Unit No. : 502
Unit Type : 2 BHK
Floor : 5TH
No. of Car Parkings : 1
RERA Reg. No. : P51800006839
RERA Carpet Area : 767 SQ.FT.
Attached Area : 0 SQ. FT.

Purchase Price	3,16,80,000.00
CGST @ 2.5%	7,92,000.00
SGST @ 2.5%	7,92,000.00
Stamp Duty @ 6%	19,00,800.00
Registration Charges	30,000.00
Total Deposits & Other Charges	15,82,805.98
Total Consideration	3,67,77,605.98

A DEPOSITS

Sr. No.	Particulars	Amount (Payable to Adcore)	Amount (Payable to Hubtown)
1	12 months advance Security deposit for Maintenance for common organization payable to Adcore Developers LLP (Rs. 15/- X 767 sft X 12 month) (to be transferred to the common organization after adjustment of outstanding and dues of Adcore Developers LLP, if any)	1,38,060	0
2	12 months advance Security deposit for Maintenance of sale sub plot layout and master layout payable to Hubtown Ltd. to be transferred to federation and apex body respectively after adjustment of outstanding and dues of Hubtown Ltd. (Rs. 10/- 767 sft X 12 month)	0	92,040
3	Security deposit for removal of debris of Interior work. Payable to Adcore Developers LLP (to be transferred to the Common organization after adjustment of outstanding and dues of Adcore Developers LLP)	1,00,000	0
4	Security deposit for car parking space payable to Hubtown Ltd. (Rs. 101/- per car park)	0	101
5	Share Money and entrance fee of the common organization	651	0
6	Share Money and entrance fee of the federation	0	651
	Total	2,38,711	92,792
		CGST @ 9%	21,484
		SGST @ 9%	21,484
		Sub-Total Deposits	2,81,679
		Total Deposits	3,91,174

B OTHER CHARGES

Sr. No.	Particulars	Amount (Payable to Adcore)	Amount (Payable to Hubtown)
1	Club House Membership	6,00,000	0
2	Legal Charges towards preparation of this Agreement payable by separate Cheque in favor of M/s. Purnanand & Co.	25,000	0
3	Cost of Formation and Registration of the Common Organization Charges payable to Adcore Developers LLP	5,000	0
4	Cost of Formation and Registration of the federation Charges payable to Hubtown Ltd.	0	5,000
5	Cost of Formation and Registration of the Apex body.	0	15,000
6	Water, Electric, and other utility and services connection charges & deposits and the like provided towards the said Apartment payable to Adcore Developers LLP	15,000	0
7	Water, Electric, and other utility and services connection charges & deposits, electrical receiving and Sub Station and the like provided in the said Sale Sub plot Layout payable to Hubtown Ltd.	0	15,000
8	Water, Electric, and other utility and services connection charges & deposits, electrical receiving and Sub Station and the like provided in the said Master Layout payable to Hubtown Ltd.	0	0
9	Layout Development Charges, Infrastructure Charges provided in the said Sale Sub Plot Layout payable to Adcore Developers LLP (Rs. 250/- X 767 sft)	1,91,750	0
10	Layout Development Charges, Infrastructure Charges provided in the said Master Layout payable to Hubtown Ltd. (Rs.0/- X 767 sft)	0	0
11	Advance provisional maintenance charges for common Organization payable to Adcore Developers LLP (Rs. 10/- X 767 sft X 12 month)	92,040	0
12	Advance provisional maintenance charges for federation payable to Hubtown Ltd. (Rs. 5/- X 767 sft X 12 month)	0	46,020
13	Advance provisional maintenance charges for apex body	0	0
14	2 years advance maintenance for car parking payable to Hubtown Ltd.	0	48
	Total	9,28,790	81,068
		CGST @ 9%	83,591
		SGST @ 9%	83,591
		Sub-Total of Other Charges	10,95,972
		Total of Other Charges	11,91,632

PAYMENT MILESTONE

Sr. No.	Payment Milestone	%	Instalment (A)	CGST (B)	SGST (C)	TOTAL OF A+B+C (D)	TDS (E)	Net Payable (D-E)
1	Booking Amount	9	28,51,200.00	71,280.00	71,280.00	29,93,760.00	28,512.00	29,65,248.00
2	Within 45 days of Booking	51	1,61,56,800.00	4,03,920.00	4,03,920.00	1,69,64,640.00	1,61,568.00	1,68,03,072.00
3	Balance Amount payable on Possession	40	1,26,72,000.00	3,16,800.00	3,16,800.00	1,33,05,600.00	1,26,720.00	1,31,78,880.00
4	Total	100	3,16,80,000.00	7,92,000.00	7,92,000.00	3,32,64,000.00	3,16,800.00	3,29,47,200.00

TERMS AND CONDITION

1	Stamp Duty, Registration Charges, CGST, SGST, TDS and any other Govt. taxes/charges/cesses are subject to change as per Govt. notifications
2	One time third party charges of Rs. _____ (_____ only) are payable at the time of Registration of Agreement for Sale.
3	The payments milestones/instalments may not be sequential. The payment/instalment shall be demanded by the Developer/Owner on completion of the respective milestone.
4	Stage of Work referred herein in this Price Sheet shall mean slab of the WESTWOOD (Tower 2) only
5	As per Sec. 194 IA of the IT Act, TDS @ 1% should be deducted by the Purchaser and deposited with the Govt. Purchaser should submit form 16B immediately on payment of TDS.
6	Maintenance charges for 12 months at Rs. ___/- psft. & Corpus Fund at Rs. ___/- psft. Of RERA Carpet Area is payable to Promoter (Adcore Developers LLP) and Co-Promoter (Hubtown Ltd.) at the time of Possession.

	For Instalment	For GST	
Chq. Favouring:	ADCORE DEVELOPERS LLP Collection Account	ADCORE DEVELOPERS LLP	Signature of Customer Name: _____
Account No.:	50200092731310	50200051018509	
Bank Name:	HDFC BANK	HDFC BANK	
Branch Name:	TULSIANI CHAMBERS, NARIMAN POINT	TULSIANI CHAMBERS, NARIMAN POINT	
IFSC Code:	HDFC0000001	HDFC0000001	