

## Pricesheet for New Cuff Parade - Gardenia w.e.f. 2nd April 2024

### Pricesheet for Mr.

Issued on 05-Dec-24 for 3305

<b>Residence Details</b>	Project		<b>Gardenia</b>	
	Wing		<b>B</b>	
	Floor		<b>33</b>	
	Unit No.		<b>05</b>	
	Typology		<b>1 BHK</b>	
	Carpet Area (sq. ft)		<b>435</b>	
	EBVT Area* (sq. ft)		<b>79</b>	
	Net Area (sq. ft)		<b>514</b>	
	Net Area (sq. m.)		<b>48</b>	
	<b>Consideration Value</b>	Parking Details**	Car	<b>1</b>
Unit Cost (UC)		INR	1,58,79,360	
Other Building Expenses		INR	30,24,640	
<b>Sub-Total 1: Consideration Value (CV)</b>		<b>INR</b>	<b>1,89,04,000</b>	
<b>Sub-Total 2: Stamp Duty and Registration Fees</b>		<b>INR</b>	<b>11,71,000</b>	
<b>Amounts Payable Prior to Registration</b>	Stamp Duty^	INR	11,35,000	
	Registration Charges and Processing Fees^^	INR	36,000	
	<b>Sub-Total 2: Stamp Duty and Registration Fees</b>		<b>INR</b>	<b>11,71,000</b>
	Utility/Infrastructure/Other Charges	INR	4,75,000	
	<b>Sub-Total 3: Other Charges</b>		<b>INR</b>	<b>4,75,000</b>
<b>GST</b>	GST on Consideration Value^	INR	-	
	GST on Other Charges^	INR	-	
	<b>Sub-Total 4: GST</b>		<b>INR</b>	<b>-</b>
<b>Total : (Sub-Total 1 to 4)</b>	<b>Total Cost of Ownership (TCO)</b>		<b>INR 2,05,50,000</b>	

#### Statutory Remarks

All amounts are stated in Indian Rupees (INR). \*Exclusive Balcony, Veranda, Open Terrace Area \*\* Location shall be determined by the Developer at its sole discretion. ^Subject to actuals. Stamp duty and Registration charges are payable on Ready Reckoner Value or CV whichever is higher. Purchaser is liable to deduct and deposit 1% TDS as per applicable regulations.

^^Subject to actuals. If applicable, this includes equivalent amount(s) paid/to be paid to MMRDA for various permissions/NOCs including (but not limited to) NOC for sale and/or NOC for mortgage. These amount(s) shall be paid by purchaser to Company and used by Company for this purpose.

Following maintenance related amounts shall be payable additionally at time of possession:  
BCAM charges for 18 months at Rs. 10.5 per sq. ft. net area; FCAM charges for 60 months at Rs. 6.9 per sq. ft. net area; Property Tax deposit for for 18 months @ Rs. 3.45 psf net area; these are estimates and maybe revised at the time of offer of possession, GST as applicable based on prevalent govt rates will be payable on these charges

An undated cheque of Rs.500 psf net area, shall be taken towards building protection deposit which shall be encashed only on violation of guidelines for fit-outs/interior work. GST as applicable based on prevalent govt rates will be payable on these charges.

All government taxes/levies, as may be applicable, shall be borne separately by the purchaser; All payments can be made by Cheque/DD in favour of **Macrotech Developers Limited** / RTGS to Company account / Credit Card (only for Booking Amount I). Cash payments are not permitted; Booking amount -1 and Booking amount-2 are non-refundable. This price sheet should be read along with application form/ allotment letter/ registered agreement for sale

Note: Third party payments are not permitted. DDs will have to be supported by a letter from the bank confirming that the same has been drawn from the applicant's account