

**Unit Details**

<b>Tower</b>	Green Terraces Tower 2	<b>Carpet Area Rera (in Sq.mtr.)</b>	93
<b>Unit Number</b>	3703	<b>Exclusive Area (in Sq.mtr.)</b>	6.54
<b>Floor</b>	37th Floor	<b>Total Area (in Sq.mtr.)</b>	99.54
<b>Typology</b>	3 Bed Titan		

**Payment Plan**

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Godrej
Part Application Money	5.05 %	8,76,679.74	43,833.99	9,20,513.73	8,766.80	9,11,746.94
Within 15 days of booking	4.95 %	8,59,319.75	42,965.99	9,02,285.74	8,593.20	8,93,692.54
Within 45 days of booking	15 %	26,03,999.24	1,30,199.96	27,34,199.20	26,039.99	27,08,159.21
By February 18, 2026 or initiation of excavation whichever is later	19 %	32,98,399.03	1,64,919.95	34,63,318.98	32,983.99	34,30,334.99
By February 18, 2027 or On Completion of 10th Slab, whichever is Later	25 %	43,39,998.73	2,16,999.94	45,56,998.67	43,399.99	45,13,598.68
On Completion of The walls, internal plaster, floorings of the said apartment	6 %	10,41,599.70	52,079.98	10,93,679.68	10,416.00	10,83,263.68
On Completion of staircases and lift wells	5 %	8,67,999.75	43,399.99	9,11,399.74	8,680.00	9,02,719.74
On Completion of Elevation and external plumbing of said apartment	5 %	8,67,999.75	43,399.99	9,11,399.74	8,680.00	9,02,719.74
On Completion of water Pumps and Electrical Fittings of said apartment	5 %	8,67,999.75	43,399.99	9,11,399.74	8,680.00	9,02,719.74
On Application of Occupancy Certificate	5 %	8,67,999.75	43,399.99	9,11,399.74	8,680.00	9,02,719.74
On Intimation of Possession	5 %	8,67,999.75	43,399.99	9,11,399.74	8,680.00	9,02,719.74
Other Charges	0 %	1,74,441.17	16,269.41	1,90,710.58	1,734.41	1,88,976.17
Maintenance + Corpus Fund	0 %	1,79,306.90	27,775.24	2,07,082.14	1,543.07	2,05,539.07
SDR Charges (Payable within 30 days from booking)				0.00		
<b>Total</b>		<b>1,77,13,742.99</b>	<b>9,12,044.41</b>	<b>1,86,25,787.40</b>	<b>1,76,877.43</b>	<b>1,84,48,909.97</b>

**Sale Consideration**

Description	Amount (INR)
<b>Flat/Unit Cost</b>	1,73,59,994.92
<b>Sale Consideration (A)</b>	<b>1,73,59,994.92</b>

**Estimated Other Charges**

Description	Amount (INR)
<b>Water &amp; Electricity Charges</b>	65,000.00
<b>Township Maint Chg</b>	51,441.17
<b>LEGAL CHARGES</b>	25,000.00
<b>Society formation charges</b>	7,000.00
<b>Advance Society Maintenance</b>	1,54,306.90
<b>Gas Connection Charges</b>	25,000.00
<b>SHARE MONEY</b>	1,000.00
<b>CORPUS FUND</b>	25,000.00
<b>Estimated other charges (B)</b>	<b>3,53,748.07</b>

**Government Levies**

Description	Amount (INR)
<b>Stamp Duty</b>	0.00
<b>Registration Charges</b>	0.00
<b>Goods and Service Tax (GST)</b>	9,12,044.40
<b>Total Govt. Levies incl. GST (C)</b>	<b>9,12,044.40</b>

**Total Sale Price including Government Levies (A+B+C)**

<b>Total Sale Price including Government Levies (A+B+C)</b>	<b>1,86,25,787.39</b>
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**Terms & Conditions**

Stamp duty and Registration charges (SDR) will be borne by developer only in case applicant/s complete registration within 10 days from date of invitation. Subject to above Stamp duty and Registration charges will be borne by developer to an extent of ITP norms. Basis the current applicability as per the date of booking, applicant/s will be required to bear incremental charges in case of increase in stamp duty and registration charges beyond specified value. Registration consultation fees and scanning charges. Charges will be approximately INR 12,000/- to 15,000/- and to be paid by customer to the consultant appointed by Developer.

Stamp duty and Registration charges challan once generated has limited validity. Non-usage of stamp duty and registration challan (where cost is borne by developer), due to any circumstances will be recovered from the applicant/s.

(SDR) Challan will be prepared in the name basis the details filled in the application form. Amendments in SDR challans are not possible once generated, and hence, no change in the applicants name will be entertained post booking.

In case, there is still a need for change in applicant/s names the same can be done only on the following conditions:-

- 1.Applicant /s agree to bear administrative and forfeiture cost applicable in order to apply for refund of SDR challan already prepared
- 2.Applicant/s agree to bear the cost of fresh (SDR) challan without waiting for refund of already generated challan and complete registration within agreed timelines. Only once Developer receives refund of stamp duty or post 6 months from registration completion (whichever is later), developer will adjust the value of stamp duty refund received after deducting administrative charges.ss

All the applicant/s hereby agree(s) and undertake(s) to attend and remain present in person, before the concerned office of registration as required under the Registration Act 1908, for registration of Agreement for Sale and all other incidental documents with respect thereto, within the time period as that may be intimated by the Developer to the applicant/s

If any applicant cannot be personally present, then a duly executed and registered Power of Attorney (POA) may be provided in the format prescribed by developer

**General Terms & Conditions**

\*Areas, specifications, plans, images and other details are indicative and subject to change. \* 1 square meter = 10.7639 sq. ft  
 \*Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges, LBT / EDC / IDC // OSDC / Land Under Construction (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s) on actuals.

\*\*"Estimated & Tentative Other Charges" as mentioned above are tentative and subject to change without notice at the Discretion of the Developer. The value of maintenance charges are roughly estimated for 12 months for common area, and 12 months for township maintenance. Final charges will be determined closer to possession basis actual cost and will accordingly billed at the time of possession.

\*As per the extant regulations (which may change as per the govt. regulation), the GST payable on the following components are as under:-

Particulars of the Components	GST for less than 60 sqm and less than 45 lakh	Rate of GST
Flat Consideration	1%	5%
Estimated Other Charges (GST not applicable on Pass through i.e. Share money and Corpus fund)	18%	18%

\*Payment of Taxes, brokerage (if any) 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 payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.

\*This cost sheet forms a part of the Application Form. Applicants should comply with all terms & conditions including payment of sale consideration & other amounts/charges as aforesaid of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.

\*All cheque/demand drafts/remittance should be issued / deposited in favor of "CPLLP Designated Collection Account Green Terraces, Godrej City, Panvel" payable at Mumbai.

\*Payment thru GPL Pay (Payment Gateway) is applicable only for Token Amount.

\*Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale.

\*Payment of each installment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate.

\*Third party payments are not allowed.

\*Scanning & Registration Charges ( approx Rs. 12,000/- to Rs. 15,000) payable at the time of Registration has to be borne by applicants.

\*These Values / Offers mentioned above is only applicable for the bookings happening on that given day.

\*The pricing does not include club membership charges and Golf membership charges.

\*Stamp Duty considered at 3% as per the Government Resolution dated 15th January 2008 which is applicable for this Project since this is part of Integrated Township Project along with Zilla Parishad Tax @ 1% which is payable along with the Stamp Duty, hence the said SDR charges and Zilla Parishad Tax is applicable if the registration is completed as mentioned in the payment plan above.

Primary Applicant:

2nd Applicant:

3rd Applicant: