

SCHEDULE - C								
Quotation / Offer Price & Payment Schedule								
Date						21-01-2025		
Project						Sayba Samriddhi		
Flat No.						1204		
Flat Type						2 BHK Elegante		
Floor						12		
Type of Car Park						Multi-Level Mechanical Stack		
Number of Car Park						1		
Agreement Value / Purchase Consideration (Amount in Rupees)						1,61,57,250		
Area Details								
Area		In sq. ft.			In sq. mtr.			
RERA Carpet Area of the Flat		587			54.53			
Attached Area to the Flat		51			4.76			
Total Usable Area of the Flat		638			59.29			
A : Construction / Time Linked Payment Plan		Date / Milestones	% Amt payable	Amt (In INR)	C GST @ 2.5%	S GST @ 2.5%	TDS @ 1%	TOTAL (Less TDS)
Application Money		21-Jan-25	9.9%	15,99,568	39,989	39,989	15,996	16,63,550
On completion of Excavation		CLP	15.1%	24,39,745	60,994	60,994	24,397	25,37,335
On completion of Plinth Slab		CLP	15.0%	24,23,588	60,590	60,590	24,236	25,20,531
On completion of 1st Floor Roof Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of 3rd Floor Roof Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of 6th Floor Roof Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of 9th Floor Roof Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of 12th Floor Roof Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of 14th Floor Roof Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of Terrace Floor Slab		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of Aluminum Window		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On completion of Electrical Fitting		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
On intimation of Occupation Certificate (OC)		CLP	6.0%	9,69,435	24,236	24,236	9,694	10,08,212
TOTAL - A			100.0%	1,61,57,250	4,03,931	4,03,931	1,61,573	1,68,03,540
B: Payment of Other Charges (Payable on intimation of OC)				Amount	C GST @ 9%	S GST @ 9%	TDS	Total
Club House		FIXED		2,50,000	22,500	22,500	-	2,95,000
IDC		Variable		1,91,400	17,226	17,226	-	2,25,852
Legal Charges		FIXED		30,000	-	-	-	30,000
Share Money		FIXED		650	-	-	-	650
Utility Charges		FIXED		20,000	1,800	1,800	-	23,600
Ad Hoc Fund		FIXED		25,000	2,250	2,250	-	29,500
Advance Maintenance Charges / CAM (12 Months from intimation of OC)		Variable		77,000	6,930	6,930	-	90,860
TOTAL - B				5,94,050	50,706	50,706	-	6,95,462
C: Statutory Charges* - To be paid by Customer				Consideration Value		Amount		
Stamp Duty @ 6% (Approx.)							9,69,500	
Registration Charges					1,61,57,250		30,000	
Miscellaneous Agency Charges (Approx.)							15,000	
TOTAL - C							10,14,500	
TOTAL COST TO CUSTOMER (A+B+C)				1,77,65,800	4,54,637	4,54,637		1,86,75,075
TOTAL COST TO CUSTOMER (A+B+C) - TDS				1,77,65,800	4,54,637	4,54,637	1,61,573	1,85,13,502
I / We confirm to understand and acknowledge that:								
<ul style="list-style-type: none"> Time for payment of instalments & taxes is of essence All payments to be made in favor of: <u>Shanaya Star RERA Designated Collection Account Sayba Samriddhi</u> Offer validity is seven (7) days from date of offer, and is subject to revision Deposits, Other Charges, GST etc., if any, whenever called for shall be payable at actual by me / us. All taxes, Deposits, other charges, stamp duty and registration charge, shall be payable over and above the Purchase consideration of the Flat. Stamp duty, Registration fees will be borne by me / us. I / We has to ensure the Stamp Duty and Registration process is completed within 30 days of payment of Application Money That TDS has to be deducted at 1% of the Agreement Value and a copy of the signed FORM 16B Challan has to be submitted to Promoter If I / we fail to pay the amounts in the manner set out hereinabove, then the arrangement shall ipso facto stand terminated and the Promoter shall be entitled to deduct 2% of the Agreement Value as Holding Charges The Promoter shall not be liable to pay any interest at the time of refunding the amounts paid by the Applicant towards Application Money If I / we avail loan from Banks / Financial Institutions, I / we shall submit the Sanction Letter to the Promoter within 15 days from the date of booking. In case of my / our failure to procure a sanction letter from any Bank/Financial Institution and/or provide the sanction letter to the Promoter, then the Promoter shall be entitled to terminate the arrangement and refund the amounts paid by the me / us towards the Application Money subject to deduction of Holding Charges 								
First Applicant Name :- _____			Joint / Third Applicant Name (If any) :- _____					
Joint / Second Applicant Name (If any) :- _____			Joint / Fourth Applicant Name (If any) :- _____					
Signature of First / Sole Applicant		Signature of Joint / Second Applicant, if any		Signature of Joint / Third Applicant, if any		Signature of Joint / Fourth Applicant, if any		