

Estimated Cost Sheet

Project Name **Regency Antilia Phase VIII Avana**
 Project Location **Kalyan Murbad Road, Mharal**
 RERA Registration **PS1700052485**

29-12-24

Building Name	Building Type C4 - Wing B (BERGENIA)
Flat Number	1007
Unit Type	2BHK
RERA Carpet Area	630
Deck & Flower Bed	115
View	River Facing
Club Membership	Gold Membership
Type of Parking	Podium level

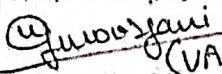
Flat Cost/Agreement Value	8,095,238
GST 5%	
Total Cost	404,762
	8,500,000
Stamp Duty	
Registration	495,800
Amount to be Paid by Regency	30,000
	515,800

Payment Schedule	Slab %	Flat Cost	GST Amount	Total Amount	Comm. Amount
Earliest Schedule	10%	809,524	40,476	850,000	850,000
Completion of Plinth	30%	2,428,571	121,429	2,550,000	3,400,000
On Completion of Slab - 01	4%	323,810	16,190	340,000	3,740,000
On Completion of Slab - 03	4%	323,810	16,190	340,000	4,080,000
On Completion of Slab - 05	4%	323,810	16,190	340,000	4,420,000
On Completion of Slab - 07	3%	242,857	12,143	255,000	4,675,000
On Completion of Slab - 09	3%	242,857	12,143	255,000	4,930,000
On Completion of Slab - 11	3%	242,857	12,143	255,000	5,185,000
On Completion of Slab - 13	3%	242,857	12,143	255,000	5,440,000
On Completion of Slab - 15	3%	242,857	12,143	255,000	5,695,000
On Completion of Slab - 17	3%	242,857	12,143	255,000	5,950,000
On Completion of Slab - 19	3%	242,857	12,143	255,000	6,205,000
On Completion of Slab - 21	3%	242,857	12,143	255,000	6,460,000
On Completion of Slab - 23	3%	242,857	12,143	255,000	6,715,000
On Completion of Slab - 25	2%	161,905	8,095	170,000	6,885,000
On Completion of Slab - 28	2%	161,905	8,095	170,000	7,055,000
On Completion of Slab - 30	2%	161,905	8,095	170,000	7,225,000
On Completion of Flooring	5%	404,762	20,238	425,000	7,650,000
On Completion of Door, Windows & Sliding	5%	404,762	20,238	425,000	8,075,000
On Intimation of Possession	5%	404,762	20,238	425,000	8,500,000
Total	100%	8,095,238	404,762	8,500,000	

Terms And Condition

1	All Flat Cost payment to be drawn in the name of "Regency Nirman Ltd. A/C Antilia, Phase VIII - Avana" All GST payment need to be drawn in the name of "Regency Nirman Ltd A/C Regency Avana"
2	Pricing is subject to change without any intimation. Flats subject to availability at the time of booking.
3	Registration should be completed within 30 days from date of booking. The total amount due / outstanding should be paid within 30 days from the date of booking. Loan sanction and documentation under any scheme is subject to Statutory Guideline.
4	Floor Rise rs. 10k (1BHK), 15k (2BHK), 20k (3BHK) per floor for all configurations would be applicable from the first floor. Preferential Location charges would be applicable.
5	Agreement will be registered as per RERA guidelines i.e. receipt of upto 10% of Agreement value.
6	Scanning and Documentation charges of Rs. 10,000/- to be carried at the time of signing the agreement.
7	TDS@1% would be applicable on agreement value 50lacs and above - payable by customer immediately on execution of agreement and its sole responsibility of customer to pay on time. Any penalties would be borne by Customer himself / herself
8	The stamp duty and registration charges are as per prevailing rates prescribed by the authorities any increase or decrease in the stamp duty charges and registration before registration will have to be borne by customer
9	Maintenance charges @Rs. 1600/- (1bhk), Rs. 2,400/- (2BHK), Rs. 3000/- (3BHK) per month will be collected in advance for 24 months. Maintenance billing would start immediately from the date of offer of possession. Maintenance of Infrastructure Charges @ Rs. 800/- (1bhk), Rs. 1,200/- (2BHK), 1800/- (3BHK) per month will be collected for 60 months at the time of possession of the apartment. GST will be applicable as per prevailing laws over the Maintenance Cost. Society Deposits and Other charges would be applicable at the time of OC / possession of the apartment.
10	All statutory charges are currently as per existing rates. These may be subjected to change as per authority.
11	Lock-in period will be till possession or Society handover, whichever is later.
12	Cancellation charges as per the booking form would be applicable before Stamp Duty Challan Generation and 10% of Agreement value after Stamp Duty Challan Generated. On account of cancellation any statutory payments accrued or paid by customer which ever is higher side will be forfeited
13	Client can change/alter/modify the flat, only after possession as per their choices and at their own expenses.
14	The Promoter will charge Flat Transfer charges of Rs. 25,000/- plus applicable GST on all transfer done from time to time till the registration of agreement for sale. On account of any statutory payments accrued or paid by customer whichever is higher side will be forfeited All transfer done after registration will be bound by the terms and conditions of the agreement of sale executed between Promoter and the Applicant/s
15	KYC Documents of all applicants is mandatory at the time of booking
16	Promoter reserves the right to make changes or alterations at their sole discretion.
17	Timely payment is of essence. Interest for delayed would be applicable @ MCLR of SBI + 2% from the due date of each instalment.
18	Broker will be solely responsible for getting the agreement registered and 1st disbursement of the said booking (in case if applicable).
19	Loan Approval is as per discretion of the bank / financial institution. Customer's own contribution of payment should be done before disbursement of loan amount. Monies of upto 10% would have to be paid immediately. Customer will have to give a cheque for monies due beyond 10% and this cheque will be deposited immediately on the date of registration of agreements for sale.

I hereby confirm that, I agree to above Terms and Conditions.


 Customer Name & Signature


 Sales Manager Name & Signature