

**COST SHEET**

DOSTI WEST COUNTY - PINE - PHASE 4 - MahaRera No: P51700025834

13-01-2024

Residence Details	Unit Number		1503
	Typology		2BHK
	Project		DOSTI PINE
	Tower		E
	Floor		15
	View		0
	Rera Carpet Area	Sq mt	64.29
	Utility	Sq mt	0
	Balcony/Utility	Sq mt	3.04
	Total Usable Area	Sq mt	67.33
	Rera Carpet Area	*Sq ft	692
	Utility	*Sq ft	0
	Balcony/Utility	*Sq ft	33
	Total Usable Area	*Sq ft	725
<b>Consideration Value</b>		INR	₹ 1,28,90,500
Less :JFM		INR	₹ -3,86,715
Less : CPPB		INR	₹ -2,28,162
Less: Special Discount		INR	₹ -10,16,623
<b>Total Consideration Value</b>		INR	₹ 1,12,59,000
Statutory Dues	Stamp Duty @ 7%	INR	₹ 7,88,130
	Registration	INR	₹ 30,000
	GST Applicable @ 5%	INR	₹ 5,62,950
	<b>Sub Total statutory Dues</b>	INR	₹ 13,81,080
<b>Grand Total</b>		INR	₹ 1,26,40,080

**Please Note:**

\* Please deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury only if the agreement Value is more than Rs. 50,00,000/- . Further Also Note that TDS @ 1% is to be Deducted by Purchaser on Agreement Value for Transfer of any Immovable Property or the Stamp Duty Value of Such Property Whichever is Higher.

5% GST will be applicable if agreement value is more than Rs. 4500000/- and will be 1% if agreement value is less than Rs. 4500000/- .

The Flat Purchaser has opted for Construction -Linked Payment Schedule (CLP) and hereby agrees to pay the amount as and when due as per progress of work as per the payment schedule attached herewith

Flat Purchaser has to pay additional at the time of possession

(a) Share money - INR 600/-, Corpus fund for Infra & Common Facilities, Share of Security Deposits for 12 months (Rs. 8 psf) and

(b) Advance outgoing for 12 months (Rs.8 per sq ft on Rera Carpet + Balcony Area + End Balcony)\*, Layout-Common Area Maintenance Charges for 60 Months (Rs.1 per sq ft), Club house outgoing 24 months (GST at applicable rate shall be extra).

\*Without Property Tax-Property Tax to be paid by Flat Purchaser at Actuals

Flat Purchaser to pay INR 75000 for 2BHK, INR 100000 FOR 3BHK towards Furniture deposit at the time of possession

Payment towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order

The Cheque / DD / Pay-order for the Consideration Value of the flat and other charges is to be issued in favour of "Dosti Enterprises Pine Collection A/c"

The Cheque / DD / Pay-order towards the statutory dues (GST) is to be issued in favour of "Dosti Enterprises Pine Collection A/c"

Stamp Duty and Registration charges are payable by the Purchaser

Rs. 6500/- or at actuals to be paid additionally towards scanning charges at time of registration .

This Cost sheet is valid for the date on which it is issued subject to change without notice before booking amount is received

Presently applicable Statutory obligations like Stamp Duty, Registration Charges and GST are included as stated above. However if any increase / revision / new levy is made applicable, the same will be payable by the purchaser as per rates applicable from time to time

The Promoter/Developer reserves its right to initiate and complete one or more milestones simultaneously including but not limited to the work of internal walls, plaster, flooring, windows/ facade, doors, sanitary fittings, lift wells, lobbies, staircases, entrance lobbies, general development etc, at any time during the construction cycle and to raise demands for payment of corresponding installments thereof, which may be simultaneous with the demand of other installment for other milestones. The purchaser/ allottee/ customer agrees and undertakes to make payment of these demands as and when raised and shall not be entitled to nor shall dispute/ object/ challenge the same in any manner whatsoever.

I / We, agree to pay cost & charges as stated above

On behalf of Anuj  
Ashtadani

Ashtadani

Intending Purchaser/ s' Signature