

Tridhaatu Morya Developers Pvt. Ltd.



Booking Date:-	28-Mar-24	MAHA. RERA NO. MORYA II: P51800015776						
Customer's name	GALIYA					28-Mar-24		
Flat Type:	Flat No.	Floor No.	RERA Carpet Area (Sq. ft.)	Balcony Area (Sq. ft.)	Total Area (Sq. ft.)	No of Parking	Car Parking No	
2 BHK - Optima (C)	1005	10	670.92	0.00	670.92	1	BASEMENT	
Sumukha - Wing B								
Agreement Value (Rs.)						1,94,92,910		
#NAME?								
PAYMENT SCHEDULE:								
Sr. No.	Particulars	Percentage (%)	Principal Amount (1)	TDS @ 1% (2)	Net Principal (1-2) = (3)	Goods & Service Tax (4)		
1	BOOKING AMOUNT	10.00%	19,49,291	19,493	19,29,798	0		
2	ON REGISTRATION	85.00%	1,65,68,974	1,65,690	1,64,03,284	0		
3	ON OFFER OF POSSESSION	5.00%	9,74,646	9,746	9,64,899	0		
A	TOTAL:	100%	1,94,92,910	1,94,929	1,92,97,981	0		
OTHER CHARGES: (To be paid on demand before possession) + GST								
1	LEGAL, ELECTRICITY, WATER & OTHER SERVICE CHARGES						67,092	
2	AMENITY CHARGES						2,00,000	
3	SHARE MONEY						700	
4	Lumpsum Maintenance for 1 year						AT ACTUALS	
B	TOTAL:						2,67,792	
Total(A+B+C+D+E+F) + GST						1,98,00,702		
C	As notified by the Govt. Stamp Duty @ 6% (5% S.D. + 1% CFSS) of the Agreement value shall be payable in lump sum prior to Registration. However, at the time of registration of the Agreement for Sale, if the Government approved market value is higher than the consideration, the same shall be the basis of calculation of Stamp Duty) # Stamp duty will borne by developer						11,69,575	
D	Payment of Registration fee as per the Government levy rates will be notified prior to Registration and is payable in lump sum. #						30,000	
E	Payment of service charges in favour of 'Tridhaatu Morya Developers Pvt. Ltd.' is to be made for registration						10,000	
F	Taxes shall be levied on the total consideration as per applicable laws in force						-	
As notified by the Govt. Tax deduction at source (TDS) @ 1% is to be remitted on all installments paid towards 'total consideration' by the customer vide section 194/1A of the Income Tax Act and all TDS certificates received are to be submitted to us prior to registration. #						(A+D+E+F) TOTAL: 1,95,32,910		
Terms & Conditions:								
* This commercial presentation is valid for 7 days only from the date of offer and does not constitute and shall not at any time be construed to be an agreement or understanding for sale as may be contemplated under any act / law for the times being in force;								
• Cheque/ DD / Pay order should be drawn in favour of 'TRIDHAATU MORYA DEVELOPERSPL II CLNESCROW';								
• The above offer is subject to availability of the unit offered and rate prevailing at the time of booking;								
• The Management reserves the right to alter the rates at any point of time;								
• Booking amount shall be paid in accordance with the above schedule. In exceptional cases, if a token amount is received instead of the booking amount, the balance booking amount shall be payable within 15 days of payment of the said token amount, else the booking shall be treated as cancelled and token amount shall be forfeited;								
• All payments will fall due within 10 days of the demand letter for each corresponding milestone/installment in all agreed payment schedule, amounts due on date or against invoice to be paid whichever is later;								
• Please note that all delayed payment shall attract interest as specified in the Real Estate Regulation Act (RERA) rules (SBI Marginal Cost Lending Rate + 2%). Please note that in the event that the rate of interest is revised, the revised rate of interest shall be applicable on delayed payments from the said date of revision;								
• All Government fees, charges, stamp duty, Goods & Service Tax and other taxes are applicable on CONSIDERATION and OTHER CHARGES as notified by the Government, as per prevalent Govt. laws in force, any changes in the same shall be applicable and will be notified separately and levied accordingly *;								
• Stamp Duty & Registration Fees payable in lump sum is accepted by us in Cheque /DD in favour of 'Tridhaatu Morya Developers Pvt. Ltd.';								
• All Instalments and Other Charges has to be paid on demand before taking possession;								
• Third party service providers deposits / charges will be notified separately and will be payable on actuals on demand;								
• The project flat area mentioned above are subject to MCGM approvals;								
• Transfer/Cancellation Charges shall be applicable from time to time;								
• Tridhaatu Morya Developers Pvt. Ltd. (TMDPL) shall facilitate faster processing of home loan from selected banks by getting the project pre-approved. This is a value added service which TMDPL extends to its customers. TMDPL will not engage with any other bank(s) for customer home loan needs. The customers are requested to interact, negotiate and engage with any other bank(s) / bank personnel for their home loan needs and disbursement. In either case, TMDPL will not be held accountable if there is a delay in home loan disbursements.								
# Indicative figures								

Prepared By	Yogesh Wagh	Reviewed By	Ashwini K.	Reviewed By	Vinod M.	Accepted By	GALIYA R. J. [Signature]
Site Head		GM-Business process & Client Relation		Sales Director		Customer (Name)	
Date	28-Mar-24	Date	31/3/24	Date	31/3/24	Date	