

SHREE KALIKA PLAZA

S. No.-547/B/2B/3/1/2/3 ,Opp Kalika Mata Mandir, Mumbai Naka, Nashik-422001

RERA Registration No. : P51600023610

CUSTOMER NAME:	DATE:	14-12-2024
MOBILE NO:	TYPE :	OFFICE
MAIL ID:	UNIT NO :	525
OCCUPATION :	SALEBLE AREA(Sq Ft) :	FLOOR : 5 646

COST SHEET

RATE	₹	11,000.00
APARTMENT VALUE	₹	71,06,000
INFRASTRUCTURE CHARGES	₹	2,50,000
WATER & MSEB (AT ACTUAL)	₹	1,25,000
LEGAL CHARGES & DOCUMENT HANDLING	₹	25,000
TOTAL AGREEMENT VALUE (A)	₹	75,06,000
GST @ 12% (AT ACTUAL)	₹	9,00,720
STAMP DUTY @ 6% (AT ACTUAL)	₹	4,50,360
REGISTRATION FEES (AT ACTUAL)	₹	30,000
TOTAL TAX (B)	₹	13,81,080
MAINTENANCE ₹250/- PER SQ.FT (C)	₹	1,61,500
TOTAL PAYABLE (A+B+C)	₹	90,48,580

PAYMENT TERMS & CONDITIONS:

1. STAMP DUTY, LBC, REGISTRATION COST, GST TO BE PAID TO GOVERNMENT AS APPLICABLE ON THE GIVEN DATE AND IS SUBJECT TO CHANGE FROM TIME TO TIME AS PER THE DIRECTIVES FROM GOVERNMENT OF INDIA OR GOVERNMENT OF MAHARASHTRA.
2. **PAYMENT TERMS** :- PAYMENT AS PER CONSTRUCTION STAGE FOR ONGOING PROJECTS TO BE DONE WITHIN ONE MONTH OF BOOKING. REGULAR INTIMATION WILL BE SENT VIA EMAIL/ WHATSAPP/ SMS. PURCHASER HAS TO PAY THE DUE AMOUNT WITHIN 15 DAYS OF THE INTIMATION DATE OTHERWISE INTEREST @ P.A WILL BE APPLICABLE AFTER THE DUE PERIOD.
3. **MAINTENANCE** :- CUSTOMER HAVE TO PAY MAINTENANCE DEPOSIT EXTRA AT THE TIME OF POSSESSION OF FLAT. MONTHLY MAINTENANCE SHALL BE CHARGED @2/- SQ FT. ON THE SALABLE AREA(SUBJECT TO CHANGE AS PER APPT. ASSOCIATION)
4. **TDS** : TDS SHALL BE BORNE BY THE CUSTOMER @ 1% OF TOTAL AGREEMENT VALUE.
5. **CANCELLATION FEE OF RS. 11,000/- IF CANCELLATION IS DONE WITHIN 15 DAYS & RS. 31,000/- IF CANCELLATION IS DONE AFTER 15 DAYS BUT WITHIN 30 DAYS, AND AFTER 30 DAYS CANCELLATION CHARGES APPLICABLE AS PER AGREEMENT .**
6. **POSSESSION** :- POSSESSION OF THE FLAT MEANS INTERNAL COMPLETION OF THE SAID FLAT AND IT DOES NOT MEAN COMPLETION OF OTHER FLATS/ BUILDINGS & THE PODIUM
7. **HANDOVER** :- HANDOVER OF KEYS WOULD BE DONE ONCE THE PURCHASER HAS CLEARED ALL HIS DUES AS PER DEAL.
8. **DOCUMENT TO BE CARRIED AT THE TIME OF BOOKING** :- PHOTOCOPY OF PAN CARD AND AADHAR CARD OF ALL APPLICANTS.
9. **METER CHARGES** :- INCASE IF SUBMETER IS NEEDED FOR EXTRA WORK BEFORE POSSESSION A REFUNDABLE DEPOSIT OF 25,000/- SHALL BE TAKEN. AND ALL EXPENSES FOR IT SHALL BE BORNE BY THE CUSTOMER.
10. **WATER CHARGES** :- INCASE IF SUBMETER IS NEEDED FOR EXTRA WORK BEFORE POSSESSION A MONTHLY CHARGE OF 2000/- PER MONTH WHICH SHALL BE BORNE BY THE CUSTOMER.

REGULAR PAYMENT PLAN

STAGES OF PAYMENT	%	AGREEMENT COST	GST @ 12%	TOTAL COST
BOOKING AMOUNT	9%	6,75,540	81,065	7,56,605
STAMP DUTY & REGISTRATION BEFORE AGREEMENT				4,80,360
AT THE TIME OF AGREEMENT	21%	15,76,260	1,89,151	17,65,411
ON COMPLETION OF PLINTH	15%	11,25,900	1,35,108	12,61,008
ON COMPLETION OF 4th SLAB	9%	6,75,540	81,065	7,56,605
ON COMPLETION OF 8th SLAB	9%	6,75,540	81,065	7,56,605
ON COMPLETION OF ALL SLABS OF THE WING	8%	6,00,480	72,058	6,72,538
ON COMPLETION OF BRICK WORK	8%	6,00,480	72,058	6,72,538
ON COMPLETION OF INTERNAL PLASTER	8%	6,00,480	72,058	6,72,538
ON COMPLETION OF FLOORING, DOOR & WINDOWS	6%	4,50,360	54,043	5,04,403
ON COMPLETION OF PLUMBING & ELECTRIC FITTINGS	5%	3,75,300	45,036	4,20,336
ON POSSESSION	2%	1,50,120	18,014	1,68,134
REST PAYMENT BEFORE POSSESSION (MAINTENANCE DEPOSIT)				1,61,500
TOTAL		75,06,000	9,00,720	90,48,580