

**Unit Details**

<b>Tower</b>	Tower-3	<b>Carpet Area Rera (in Sq.mtr.)</b>	81.07
<b>Unit Number</b>	902	<b>Exclusive Area (in Sq.mtr.)</b>	4.94
<b>Floor</b>	9th floor	<b>Total Area (in Sq.mtr.)</b>	86.01
<b>Typology</b>	3 BHK		
<b>Carpet Area Amount</b>	1,59,60,693.51		
<b>Exclusive Area Amount</b>	9,72,564.77		

**Parking Details**

<b>Parking Name</b>	<b>Category Of Parking</b>
GASC3BCO0064	GASC3BCO0064 (2.3 x 4.5 mtr.)

**Payment Plan**

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Godrej
Application Money (forms a part of Booking Amount)	10 %	18,14,858.64	90,742.93	19,05,601.57	18,148.59	18,87,452.98
Within 30 days of booking	10 %	18,14,858.64	90,742.93	19,05,601.57	18,148.59	18,87,452.98
By February 10, 2024	15 %	27,22,287.95	1,36,114.40	28,58,402.35	27,222.88	28,31,179.47
By February 10, 2025	25 %	45,37,146.59	2,26,857.33	47,64,003.92	45,371.47	47,18,632.45
On Completion of RCC Terrace	10 %	18,14,858.64	90,742.93	19,05,601.57	18,148.59	18,87,452.98
On Completion of walls, internal plaster, floorings of the said Apartment	5 %	9,07,429.32	45,371.47	9,52,800.79	9,074.29	9,43,726.49
On Completion of staircases and lift wells	5 %	9,07,429.32	45,371.47	9,52,800.79	9,074.29	9,43,726.49
On Completion of Elevation and external plumbing of said apartment	5 %	9,07,429.32	45,371.47	9,52,800.79	9,074.29	9,43,726.49
On Completion of water Pumps and Electrical Fittings of said apartment	5 %	9,07,429.32	45,371.47	9,52,800.79	9,074.29	9,43,726.49
On Application of Occupancy Certificate	5 %	9,07,429.32	45,371.47	9,52,800.79	9,074.29	9,43,726.49
On Intimation of Possession	5 %	9,07,429.32	45,371.47	9,52,800.79	9,074.29	9,43,726.49
Maintenance and Corpus fund	0 %	2,00,035.00	18,006.30	2,18,041.30	1,000.35	2,17,040.95
Other Charges	0 %	1,91,568.66	34,374.36	2,25,943.02	1,909.69	2,24,033.33
Stamp Duty & Registration within 30 days				0.00		
<b>Total</b>		<b>1,85,40,190.02</b>	<b>9,59,810.00</b>	<b>1,95,00,000.02</b>	<b>1,84,395.90</b>	<b>1,93,15,604.12</b>

**Sale Consideration**

<b>Description</b>	<b>Amount (INR)</b>
Flat/Unit Cost	1,81,48,586.36
<b>Sale Consideration (A)</b>	<b>1,81,48,586.36</b>

**Estimated Other Charges**

<b>Description</b>	<b>Amount (INR)</b>
Electricity Charges	35,000.00
Infrastructure Development Charges	1,00,968.66
Gas Connection Charges	35,000.00
Estimated Maintenance Charges	1,00,035.00
Legal Charges	15,000.00
Water Connection Charges	5,000.00
Corpus Fund	1,00,000.00
Share money	600.00
<b>Estimated other charges (B)</b>	<b>3,91,603.66</b>

**Government Levies**

<b>Description</b>	<b>Amount (INR)</b>
Stamp Duty	0
Registration Charges	0
Goods and Service Tax (GST)	9,59,809.98
<b>Total Govt. Levies incl. GST (C)</b>	<b>9,59,809.98</b>

<b>Total Sale Price including Government Levies (A+B+C)</b>	<b>1,95,00,000.00</b>
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**Terms & Conditions**

# of the building or wing in which the said apartment is located  
 \*\* As per RERA  
 \* All figures are rounded to the nearest decimal (1 square meter = 10.764 sq. ft.)  
 Note : Payment thru GPL Pay is applicable for only Token Amount  
 \* Areas, specifications, plans, images and other details are indicative and subject to change as per revised approvals received from the authorities from time to time.  
 \* Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. Any Additional levy such as CIDCO Transfer Charges, LBT / EDC / IDC / LUC/MDC (Metro Development Charges), other development charges, and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s).  
 \* Estimated & Tentative Other Charges\* as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.  
 \* As per the extant regulations (which may change as per the govt. regulation), the GST (goods and service tax) payable on the following components are as under:-  
 Particulars of the Components Rate of GST  
 Flat Consideration 5%  
 Estimated & Tentative other charges 18%  
 \* Payment of each installment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate.  
 \* Taxes brokerage and Govt duties / levies / cesses are non-refundable.  
 \* The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961  
 \*The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones  
 \* This cost sheet forms a part of the Application Form. Applicants should comply with all terms & conditions including payment of sale consideration & other amounts/charges as aforesaid of the Application Form. The aforementioned payment milestone and events are in reference to the respective tower/building/wing.  
 \* Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale  
 \* Third Party Payments are not allowed  
 \* Scanning & Consultation charges applicable @ of Registration has to be borne by the applicants This is not part of the Zero SDR offer  
 \* All cheque/demand drafts/remittance should be issued / deposited in favor of "Godrej Kolshet Phase 2 Collection Account" payable at Mumbai  
 \* The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.

Primary Applicant:	2nd Applicant:	3rd Applicant:
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