

Unit Details

Tower	Godrej Nirvaan Tower 2	Carpet Area Rera (in Sq.mtr.)	56.69
Unit Number	408	Exclusive Area (in Sq.mtr.)	2.02
Floor	4th floor	Total Area (in Sq.mtr.)	58.71
Typology	2 BHK Premium		

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	65,29,582
Sale Consideration (A)	65,29,582

Payment Plan

Milestone	%	Amount (INR)	GST (INR)	Total	TDS (1% of Instalment Amount) Payable to Govt.	Total Instalment payable to Godrej
Part Application Money	5 %	3,26,479.10	0.00	3,26,479.10	3,264.79	3,23,214.31
Within 21 days of booking	5 %	3,26,479.10	0.00	3,26,479.10	3,264.79	3,23,214.31
Within 45 days of booking	10 %	6,52,958.20	0.00	6,52,958.20	6,529.58	6,46,428.62
By March 14, 2024	75 %	48,97,186.50	0.00	48,97,186.50	48,971.86	48,48,214.63
On Intimation of Possession	5 %	3,26,479.10	0.00	3,26,479.10	3,264.79	3,23,214.31
Other Charges	0 %	65,600.00	11,700.00	77,300.00	650.00	76,650.00
Maintenance Charges + Corpus Fund	0 %	76,880.00	10,238.40	87,118.40	568.80	86,549.60
Stamp Duty & Registration within 30 days				0.00		
Total		66,72,062.00	21,938.40	66,94,000.40	66,514.62	66,27,485.78

Estimated Other Charges

Description	Amount (INR)
LEGAL CHARGES	15,000.00
WATER CONN CHARGES	25,000.00
Electricity Charges	25,000.00
Estimated Maintenance Charges	56,880.00
CORPUS FUND	20,000.00
SHARE MONEY	600.00
Estimated other charges (B)	1,42,480.00

Government Levies

Description	Amount (INR)
Stamp Duty	0
Registration Charges	0
Goods and Service Tax (GST)	21,938.40
Total Govt. Levies incl. GST (C)	21,938.40

Total Sale Price including Government Levies (A+B+C)	66,94,000.40
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Terms & Conditions

- * 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/Property Tax/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 subject to change, and are to be borne by the Applicant(s) upon demand from 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 | Rate of GST for flat less than 60 sq. mtr and less than 45 lacs (Gross Consdn |
|-------------------------------------|-------------|--|
| Flat Consideration | 5% | 1% |
| Estimated & Tentative other charges | 18% | 18% |
- * Taxes and Govt duties / levies / cesses are non-refundable.
 - * 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. Input Tax Credit if any has already been considered in the above Sale Consideration
 - * Payment of Taxes 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
 - * 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 carpet area of the flat represented above is as per Real Estate (Regulation and Development) Act, 2016 and rules thereunder.
 - * The aforementioned payment milestone and events are in reference to the respective tower/building/wing.
 - * Scanning & Consulation Charges as applicable at the time of Registration shall be borne by the Applicants
 - * All cheque/demand drafts/remittance should be issued / deposited in favor of Godrej Nirvaan Collections 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.
 - * 1 square meter = 10.764 sq. ft.
 - * The customer has to complete Stamp duty and registration process within 30 days from the date of booking
 - * Scanning & Registration Charges (approx. Rs.15000) payable at the time of Registration has to be borne by applicant.

Primary Applicant: 	2nd Applicant:	3rd Applicant:
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Sales Comments:

Credit Note: 194000 (One lakh ninety four thousand only) Independent Car Park: GNNTM0Co0070