

Unit Details

Tower	Tower-2	Carpet Area Rera (in Sq.mtr.)	135.3
Unit Number	T2-1204	Exclusive Area (in Sq.mtr.)	31.2
Floor	12th Floor	Total Area (in Sq.mtr.)	166.50
Typology	4BHK Type-1		
Carpet Area Amount	2,80,36,764.21		
Exclusive Area Amount	64,65,240.53		

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	3,45,02,004.74
Power Backup Infrastructure Charges	1,77,718.47
Infrastructure Charges	41,24,073.00
Sale Consideration (A)	3,88,03,796.21

Parking Details

Parking Name	Category Of Parking
MAJT2-1204CP1	Basement Stack Car Parks_Standard Stack (1+1)
MAJT2-1204CP2	

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)	5 %	19,39,030.78	96,565.19	20,35,595.97	19,313.04	20,16,282.93
Within 18 days of booking	5 %	21,11,340.42	1,27,580.93	22,38,921.35	21,036.14	22,17,885.22
Within 90 days of booking	10 %	40,50,371.20	2,24,146.13	42,74,517.33	40,349.17	42,34,168.16
On Completion of Terrace Slab	40 %	1,62,01,484.80	8,96,584.50	1,70,98,069.30	1,61,396.70	1,69,36,672.61
On Application of Occupancy Certificate	35 %	1,41,76,299.20	7,84,511.44	1,49,60,810.64	1,41,222.11	1,48,19,588.53
On Intimation of Possession	5 %	21,64,269.62	1,37,108.19	23,01,377.81	20,174.59	22,81,203.22
Total		4,06,42,796.03	22,66,496.38	4,29,09,292.41	4,03,491.74	4,25,05,800.67

Estimated Other Charges

Description	Amount (INR)
Advance Maintenance Charges	1,39,084.02
LEASE RENT	15,45,378.00
IFMS	1,54,537.80
Estimated other charges (B)	18,38,999.82

Government Levies

Description	Amount (INR)
Goods and Service Tax (GST)	22,66,496.37
Total Govt. Levies incl. GST (C)	22,66,496.37

Total Sale Price including Government Levies (A+B+C)	4,29,09,292.40
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Total Sales Consideration is calculated after applying discount of Rs.42,14,170.00

Terms & Conditions

**"Carpet Area" shall mean net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Unit for exclusive use of the Applicant(s) and exclusive open terrace area appurtenant to the Unit for exclusive use of the Applicant(s), but includes the area covered by the internal partition walls of the Unit.
 **"Exclusive Areas" Shall mean open area, exclusive balcony, exclusive terrace area, stilt area and/or basement area (as may be applicable) appurtenant to said Unit for exclusive use of the Applicant(s).
 # "Total Area" shall mean the Carpet Area and Exclusive Areas collectively.
 *Advance Maintenance Charges for 1 year from Completion Time Period are mentioned at an estimated rate. The actual maintenance charges will be calculated at the prevalent rates at the time of offer of possession.

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 Cheque Favouring :

 Account Number : 50200107034042
 Account title : GPL COLL GODMAJESTY- GH-01/BCDEJK SEC12
 Bank Name : HDFC Bank Limited
 Branch : ANSALS ARCADE SECTOR 18 NOIDA
 IFSC Code : HDFC0000088
 Swift Code : HDFCINBB

- Stamp Duty, Registration Charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges, Lease Rent/ Land Premium charges, Land Under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).
- Taxes, brokerage and Government duties/levies/cesses are non-refundable.
- The Applicant(s) has/have to deduct the applicable Tax Deducted at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer. 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. The aforementioned payment milestones and events are in reference to the respective tower/building/floor/flat/unit.
- 1 square meter = 10.7639 square feet.
- The cheque dishonour charges payable for dishonour of a particular instalment 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.
- Third party payments are not allowed.
- Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale.
- The Allottee shall also be liable to bear and pay all present and future applicable utility charges such as electricity, water, IGL etc. and/or any increase thereto, either prospectively or retrospectively and/or by virtue of court order or applicable laws, which may be imposed by the Competent Authority, as and when demanded by the Developer.
- The allottee(s) hereby acknowledges that any discount which has been offered/given to him by the developer had been appropriated in the total sales consideration mentioned above. The allottee(s) shall not be applicable for any further discount unless specifically mentioned in the present application/agreement.

Primary Applicant:	2nd Applicant:	3rd Applicant:
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