

	<b>Project Details :</b>	<b>Kalpataru Exquisite Wing-1</b> , RERA Registration Number for Project: <b>P5210000298</b> ( <a href="https://maharera.mahaonline.gov.in/">https://maharera.mahaonline.gov.in/</a> ) GST Registration Number for Project: <b>27AAGCA4282M1ZB</b>
	<b>Head Office :</b>	<b>Aura Real Estate PVT LTD</b> 101, Kalpataru Synergy, Opposite Grand Hyatt Hotel, Mumbai - 400055, Tel : 022 30643065
	<b>Project Address :</b>	<b>Sales Office : Kalpataru Exquisite</b> S.No. 255/256, Behind G-O Square, On 24m DP Road, Wakad, Pune - 411 057

FLAT DETAILS		
Date of Quotation		
Date of Booking		
Tower	Zenith	
Floor No.	1	
Unit No.	1	
Apartment no.	101	
	<b>in sq mt</b>	<b>in sq ft</b>
RERA Carpet Area	83.81	902
Enclosed Balcony Carpet Area	10.15	109
Carpet Area of Terrace (open)	10.35	111
Carpet Area of dry Terrace	2.74	29
Configuration	Regular 3 BHK	
1.Type of Vehicle Parking Space	Single Covered	
2.Type of Vehicle Parking Space	Single Covered	
Number of Vehicle Parking Spaces	2	

<b>Purchase Price (Net of Input Tax Credit)</b>	<b>(A)</b>	<b>9,656,790.00</b>
Stamp Duty	6.00%	579,500.00
Registration Charges		30,000.00
Scanning and Other Charges		7,000.00
<b>Total (S.D. &amp; Regn. Chgs.)</b>	<b>(B)</b>	<b>616,500.00</b>
<b>Entity &amp; Organization and Other Charges</b>	<b>(C)</b>	<b>685,650.00</b>
CGST on Purchase Price (net of Land Abatement)	6.00%	579,418.00
SGST on Purchase Price (net of Land Abatement)	6.00%	579,418.00
CGST on Entity & Organization and Other Charges	9.00%	36,279.00
SGST on Entity & Organization and Other Charges	9.00%	36,279.00
<b>Total (GST)</b>	<b>(D)</b>	<b>1,231,394.00</b>
<b>Grand Total (A+B+C+D)</b>		<b>12,190,334.00</b>
<b>TDS (@ 1% on Purchase Price)</b>	<b>1%</b>	<b>96,579.00</b>

Entity & Organization and Other Charges	Amount	Payment Schedule	%	Bank (Towards Purchase Price less TDS)	Client (Towards Purchase Price less TDS)	TDS Towards Purchase Price	CGST	SGST	Total Payment
<b>Accountable Charges</b>		Booking Amount (part)	1.1%		106,920	1,080	6,480	6,480	120,960
Share Money (Rs. 1,100 if Corporate Body)	600.00	Amount due within 15 days of the booking	3.9%		3,749	22,491	22,491	22,491	419,822
Club House Corpus Fund	116,550.00	Within 15 days of registration of agreement	20.0%	1,912,044		19,314	115,882	115,882	2,163,122
Federation Corpus Fund	155,400.00	On completion of Plinth (Plinth is completed as of now)	20.0%	1,912,044		19,314	115,882	115,882	2,163,122
<b>Sub Total (A)</b>	<b>272,550.00</b>	On completion of the 2nd slab	4.0%	382,409		3,863	23,177	23,177	432,626
		On completion of the 5th slab	3.0%	286,806		2,898	17,383	17,383	324,470
<b>Non Accountable Charges</b>		On completion of the 8th slab	3.0%	286,806		2,898	17,383	17,383	324,470
Entity & Organization Formation & Legal Charges	20,000.00	On completion of the 11th slab	3.0%	286,806		2,898	17,383	17,383	324,470
Infrastructure & Development Charges	155,400.00	On completion of the 14th slab	3.0%	286,806		2,898	17,383	17,383	324,470
Club House Charges	77,700.00	On completion of the 17th slab	3.0%	286,806		2,898	17,383	17,383	324,470
MSEB Charges	150,000.00	On completion of the 20th slab	3.0%	286,806		2,898	17,383	17,383	324,470
<b>Sub Total (B)</b>	<b>403,100.00</b>	On completion of the top slab	3.0%	286,806		2,898	17,383	17,383	324,470
<b>Total (A+B)</b>	<b>675,650.00</b>	On completion of apartment Brickwork/Blockwork	5.0%	478,011		4,829	28,971	28,971	540,782
		On completion of apartment Internal plaster & lift Well	5.0%	478,011		4,829	28,971	28,971	540,782
		On completion of apartment Flooring & Tiling, external plaster and terrace waterproofing		0		0	0	0	0
		Main Entrance lobby and Installation of Water pumps		0		0	0	0	0
Refundable Deposit for Interior Works (C')	10,000.00	Installation of Lift, paving of areas appurtenant to the building/tower/wing and electrical fittings		0		0	0	0	0
		On Intimation of Possession (by Client)	15.0%		1,434,033	14,486	86,912	86,912	1,622,343
		On Intimation of Possession (by Bank)	5.0%	478,006		4,829	28,971	28,971	540,777
<b>Grand Total (A+B+C)</b>	<b>685,650.00</b>	<b>Total</b>	<b>100.0%</b>	<b>7,648,167</b>	<b>1,912,044</b>	<b>96,579</b>	<b>579,418</b>	<b>579,418</b>	<b>10,815,626</b>

<b>TERMS &amp; CONDITIONS :</b>	
For Purchase Price, Kindly issue cheque / DD / Pay order in favour of	<b>Kalpataru Retail Ventures Pvt. Ltd. Project 1 Account 201000333361 (IFSC Code: INDB0000342)</b>
For Taxes, Entity & Organization and other charges, kindly issue cheque / DD / Pay order in favour of	<b>Kalpataru Retail Ventures Pvt. Ltd. Account: 603014025346 (IFSC Code: INDB0000148)</b>
Stamp Duty & Registration Charges payable through NEFT only (RTGS not accepted), in favour of (along with confirmation letter)	<b>IDBI Bank A/C 00737000010700 (IFSC Code IBKL0000007)</b>

- Offer valid only till 28th Feb 2018 or till stocks last
- SDR Payment to be made within 7 days
- The purchase price is arrived at after considering the benefit of input credit under GST laws
  - Rates are subject to change without any prior intimation.
  - Booking Amount is 10% of the purchase price.
  - At the time of booking please carry 1 passport size photograph of applicants, original and photocopy of address proof - PAN Card, Driving License, Passport, Ration Card, Voter ID, Electricity Bill, OCI (Any one), Proof of Indian Origin /OCI (Any one)
  - One Year maintenance amount (excluding property tax) of **74592** needs to be paid at the time of possession.
  - Time for payment of instalments, deposits and charges is of essence. You are aware that interest **SBI's highest MCLR plus 2%** p.a. is payable on all delayed payments.
  - On cancellation pre-Agreement for sale **20%** of the Booking amount will be adjusted as pre-estimated liquidated damages
  - On cancellation on or post Agreement for sale **10%** of the purchase price will be adjusted as pre-estimated liquidated damages
  - Any statutory taxes/levies etc., shall be extra, to be paid by the customer.
  - Kindly note that possession of the said Flat will be given 15 days after receiving all the payments.
  - Entity & Organization and other charges does not include the deposit/corpus funds payable as may be specified by any authority including by Ministry of Environment and Forests. Any such charges, if applicable shall be additionally payable by the customer.
  - The information in this paper is provided in good faith, and does not constitute part of the contract.
  - Conversion factor of "1 Square Meter = 10.764 Square Feet" has been used in the above quotation and areas are mathematically rounded off to two digits.
  - Purchaser shall be liable to pay over to the Society proportionate non-refundable deposits for equalising the existing fund contributions lying to the credit of the present members of the entity & organization. Such deposits will be calculated on the basis of a rate per square foot of the flats to be proposed to be purchased, and shall be communicated by entity & organization. Payment thereof has to be made as and when kalpataru recommends each buyer/purchaser for admission to the membership of the entity & organization, along with the requisite application for membership.

Quotation Issued by _____	Customer Name _____
Quotation Issue Date _____	Customer Signature _____