

Project Details:

Head Office:

Project Address:

Kalpataru Exquisite Wing-1, RERA Registration Number for Project: P52100000298 (https://maharerait.mahaonline.gov.in/) GST Registration Number for Project: 27AAGCA4282M1ZB

Aura Real Estate PVT LTD

101, Kalpataru Synergy, Opposite Grand Hyatt Hotel, Mumbai - 400055, Tel: 022 30643065

Sales Office: Kalpataru Exquisite

S.No. 255/256, Behind G-O Square, On 24m DP Road, Wakad, Pune - 411 057

FLAT DETAILS					
Date of Quotation			Purchase Price (Net of Input Tax Credit)	(A)	8,553,130.00
Date of Booking					
Tower	Zenith		Stamp Duty 6.00%		513,500.00
Floor No.	1		Registration Charges		30,000.00
Unit No.	5		Scanning and Other Charges		7,000.00
Apartment no.	105		Total (S.D. & Regn. Chgs.)	(B)	550,500.00
	in sq mt	in sq ft			
RERA Carpet Area	74.22	799	Entity & Organization and Other Charges	(C)	647,950.00
Enclosed Balcony Carpet Area	12.26	132			
Carpet Area of Terrace (open)	9.88	106	CGST on Purchase Price (net of Land Abatement) 6.00%		513,195.00
Carpet Area of dry Terrace	2.63	28	SGST on Purchase Price (net of Land Abatement) 6.00%		513,195.00
			CGST on Entity & Organization and Other Charges 9.00%		34,713.00
Configuration	3 внк		SGST on Entity & Organization and Other Charges 9.00%		34,713.00
1.Type of Vehicle Parking Space	Single Cov	ered			
2.Type of Vehicle Parking Space			Total (GST)	(D)	1,095,816.00
Number of Vehicle Parking Spaces	1		Grand Total (A+B+C+D)		10,847,396.00
			TDS (@ 1% on Purchase Price)	1%	85,536.00

Entity & Organization and Other Charges	Amount	Payment Schedule							
Accountable Charges		Particulars	%	Bank (Towards Purchase Price less TDS)	Client (Towards Purchase Price less TDS)	TDS Towards Purchase Price	CGST	SGST	Total Payment
Share Money (Rs. 1,100 if Corporate Body)	600.00	Booking Amount (part)	1.3%		106,920		6,480	6,480	120,960
Club House Corpus Fund	107,850.00	Amount due within 15 days of the booking	3.7%		316,460	3,197	19,180	19,180	358,017
Federation Corpus Fund	143,800.00	Within 15 days of registration of agreement	20.0%	1,693,519		17,107	102,638	102,638	1,915,902
Sub Total (A)	252,250.00	On completion of Plinth (Plinth is completed as of now)	20.0%	1,693,519		17,107	102,638	102,638	1,915,902
		On completion of the 2nd slab	4.0%	338,704		3,422	20,528	20,528	383,182
		On completion of the 5th slab	3.0%	254,028		2,566	15,396	15,396	287,386
Non Accountable Charges		On completion of the 8th slab	3.0%	254,028		2,566	15,396	15,396	287,386
Entity & Organization Formation & Legal Charges	20,000.00	On completion of the 11th slab	3.0%	254,028		2,566	15,396	15,396	287,386
Infrastructure & Development Charges	143,800.00	On completion of the 14th slab	3.0%	254,028		2,566	15,396	15,396	287,386
Club House Charges	71,900.00	On completion of the 17th slab	3.0%	254,028		2,566	15,396	15,396	287,386
MSEB Charges	150,000.00	On completion of the 20th slab	3.0%	254,028		2,566	15,396	15,396	287,386
Sub Total (B)	385,700.00	On completion of the top slab	3.0%	254,028		2,566	15,396	15,396	287,386
Total (A+B)	637,950.00	On completion of apartment Brickwork/Blockwork	5.0%	423,380		4,277	25,660	25,660	478,977
		On completion of apartment Internal plaster & lift Well	5.0%	423,380		4,277	25,660	25,660	478,977
		On completion of apartment Flooring & Tiling, external plaster and terrace waterproofing		0		0	0	0	(
		Main Entrance lobby and Installation of Water pumps		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	o	0	(
		On Intimation of Possession (by Client)	15.0%		1,270,140	12,830	76,979	76,979	1,436,928
		On Intimation of Possession (by Bank)	5.0%	423,376		4,277	25,660	25,660	478,973
Grand Total (A+B+C)	647,950.00	Total	100.0%	6,774,074	1,693,520	85,536	513,195	513,195	9,579,520
TERMS & CONDITIONS :									
For Purchase Price, Kindly issue cheque / DD / Pay order in	favour of	Kalpataru Retail Ventures P	vt. Ltd. Pro	piect 1 Accou	nt 20100033	3361 (IFSC	Code: INDBO	000342)	

For Taxes, Entity & Organization and other charges, kindly issue cheque / DD / Pay order in favour of Stamp Duty & Registration Charges payable through NEFT only (RTGS not accepted), in favour of (along with confirmation letter)

Kalpataru Retail Ventures Pvt. Ltd. Account: 603014025346 (IFSC Code: INDB0000148)

IDBI Bank A/C 00737000010700 (IFSC Code IBKL0000007)

Offer valid only till 28th Feb 2018 or till stocks last

SDR Payment to be made within 7 days

- 1. The purchase price is arrived at after considering the benefit of $\,$ input credit under GST laws
- 2. Rates are subject to change without any prior intimation.
- 3. Booking Amount is 10% of the purchase price.
- 4. 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)
- 5. One Year maintenance amount (excluding property tax) of 69024 needs to be paid at the time of possession.
- 6. 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.
- 7. On cancellation pre-Agreement for sale 20% of the Booking amount will be adjusted as pre-estimated liquidated damages
- 8. On cancellation on or post Agreement for sale 10% of the purchase price will be adjusted as pre-estimated liquidated damages
- 9. Any statutory taxes/levies etc., shall be extra, to be paid by the customer.
- 10. Kindly note that possession of the said Flat will be given 15 days after receiving all the payments.
- 11. 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.
- 12. The information in this paper is provided in good faith, and does not constitute part of the contract.
- 13. 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.
- 14. 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