

Date:- 07/07/2014

DREAMS LYNNEA

Gat no. 894(New) , Kesnand Phata, Wagholi, Taluka Haveli, District Pune



Flat Configuration	1 BHK	1 BHK	1 BHK	1 BHK
Carpet Area	402	408	402	408
Terrace Area	45	45	45	45
Dry Terrace	26	26	26	26
Flat Cost (in Rs.)	2429250	2460850	2554250	2585850
Infrastructure Charges	150000	150000	150000	150000
Government Charges				
Stamp Duty	121500	123100	127750	129300
Registration Charges	24300	24700	25600	25900
Service tax	79699	80675	83561	84538
VAT	24293	24609	25543	25859
Total	2829041	2863934	2966704	3001446

Payment Schedule

Sr. No	Particulars	%	Carpet Area			
			402	408	402	408
1	On Agreement	20	515850	522170	540850	547170
2	Plinth	10	257925	261085	270425	273585
3	2 nd Slab	10	257925	261085	270425	273585
4	4 th Slab	10	257925	261085	270425	273585
5	6 th Slab	10	257925	261085	270425	273585
6	8 th Slab	10	257925	261085	270425	273585
7	10 th Slab	10	257925	261085	270425	273585
8	Brickwork	10	257925	261085	270425	273585
9	Flooring	5	128962.5	130542.5	135212.5	136792.5
10	Possession	5	128962.5	130542.5	135212.5	136792.5
	Total		2579250	2610850	2704250	2735850

Note	
1. Rates are not negotiable and subject to change without prior notice	
2. Stamp Duty and Registration charges are subject to change at any point of time as per government notifications and would be applicable at actual.	8. Booking amount would be Rs. 1,00,000/-
3. In case of cancellation, Rs.25000 (Rupees Twenty Five Thousand only) or 10 % of the sum of the total amount paid plus due whichever is higher on the date of cancellation would be charged as cancellation charges	9. Agreement would be executed within 15 days from the date of booking on payment of the agreement amount stamp duty, registration, Service tax & VAT.
4. In case if the buyer wishes to transfer/sell his/her flat before the formation of the society he/she will be liable to pay to the developer transfer fees @ 2% of the total consideration.	10. Stamp duty & Registration amount is not included in the payment schedule above and is payable at the time of agreement.
5. The buyer will not be entitled to sell his/her own flat until the possession is handed over. Such a transfer/sale will tantamount to a cancellation of the booking and cancellation charges in such a case will be applicable.	11. Rs 60,000/- for 1BHK and Rs. 75,000/- for 2BHK would be collected as Contribution towards corpus fund for the maintenance of the society at the time of possession. This corpus fund will be handed over to the society after the formation of the society.
6. The Developer will maintain the Project for only a period of one year from the date of completion (as certified by the architect). In case any delays in forming the society beyond the period of one year, Rs. 3.5 per Sq. Ft. per month on the total area of the flat will be charged for maintenance of the project. This additional maintenance amount will be payable to the developer.	12. Rs. 25 Sq.ft. would be charged extra per floor as Floor Rise charges from the 5th floor onwards.
7. Cheque should be drawn in favour of " Dreams Lynnea Collection A/c "	