

Unit Details			
Tower	Tower 3J	Carpet Area Rera (in Sq.mtr.)	119.71
Unit Number	3J0302	Exclusive Area (in Sq.mtr.)	19.31
Floor	3rd floor	Total Area (in Sq.mtr.)	139.02
Typology	3 BHK Luxe		
Carpet Area Amount	2,65,95,030.90		
Exclusive Area Amount	42,89,951.10		

Sale Consideration	
Description	Amount (INR)
Flat/Unit Cost	3,08,84,982
Infrastructure Charges	6,15,018.00
CAR PARKING CHARGES	10,00,000.00
Sale Consideration (A)	3,25,00,000

Payment Plan	Milestone	%	Amount (INR)	GST (INR)	Total
Booking Amount		5 %	16,25,000.00	81,250.00	17,06,250.00
Within 10 days of booking		5 %	16,25,000.00	81,250.00	17,06,250.00
Within 30 days of booking		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Commencement of Excavation		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Commencement of Foundation		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Commencement of Basement		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Commencement of Ground Floor		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Commencement of 2nd Floor		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Commencement of 4th Floor		10 %	32,50,000.00	1,62,500.00	34,12,500.00
On Application of Occupancy Certificate		10 %	34,96,007.20	1,84,640.65	36,80,647.85
On Notice of Possession		10 %			
<b>Total</b>			<b>3,27,46,007.20</b>	<b>16,47,140.65</b>	<b>3,43,93,147.85</b>

Estimated Other Charges	
Description	Amount (INR)
Advance Maintenance Charges	1,23,003.60
Sinking Fund Deposit	1,23,003.60
Estimated other charges (B)	2,46,007.20

Government Levies	
Description	Amount (INR)
Goods and Service Tax (GST)	16,47,140.65
Total Govt. Levies incl. GST (C)	16,47,140.65

Total Sale Price including Government Levies (A+B+C)	3,43,93,147.85
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**Terms & Conditions**

Areas, specifications, plans, images and other details are indicative and are subject to change. Registration of Agreement for Sale has to be completed within 30 days from the date of booking. 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 / other levies, taxes, duties, cesses, EDC / IDC, 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 solely borne by the Applicant(s).

"Estimated Other Charges" as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.

Car Park allocation details are as follows  
No. of Covered car park: 1  
No. of additional Stack/dependent/Single Car Park: 1  
Note: Stack provision would be on the covered car park

"Estimated Other Charges" are compulsory in nature and are payable over and above the Sale Consideration of the Apartment. As per the extant regulations (which may change as per the govt. regulation) the GST on the following, as applicable.

Basic Price: 5%  
Floor rise charges: 5%  
Premium location charges (PLC): 5%  
Covered Car Park(s): 5%  
Club House Charges: 18%  
Infra Charges: 5%  
Advance Maintenance Charges: 18%  
Taxes and Government 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. Subject to title and location clearances, necessary approvals/permissions. This is not an offer or an invitation to offer for sale of apartments/flats/units in this project. Subject to title and location clearances, necessary approvals/permissions. This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building. 1 square meter = 10.7639 square feet. All cheque/demand drafts/remittance should be issued / deposited in favour of "GODREJ PROJECT DEVELOPMENT Limited-ATHENA-COLL A/C". If any of the payment cheques/banker's cheque or any other payment instruction of/by the Allottee/s towards the Application Money or a part thereof at 10% of the Sale Consideration (as described in the Payment Plan under Annexure 'F' of the Application Form) is/are not honoured in the first instance for any reason whatsoever, the Developer may at its discretion cancel/terminate the Application Form without any further notice to the Applicant. The cheque dishonour charges payable for dishonour of a particular instalment payment or a part thereof, 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. Notwithstanding anything stated herein, if any of the payment cheques/banker's cheque or any other payment instruction of/by the Allottee/s is/are not honoured for any reason whatsoever, then the same shall be treated as non-payment on the part of the Allottee and the Developer may at its option be entitled to exercise the recourse available under the terms of the Application Form.

**ADDITIONAL INFORMATION FOR NRI / FOREIGN NATIONAL OF INDIAN ORIGIN:**

- Name of Bank
- NRE/NRO/FCNR Account No.
- For the purpose of remitting funds from abroad by the Applicant(s), the following are the particulars of the beneficiary:  
i) Beneficiary's Name: GODREJ PROJECT DEVELOPMENT Limited-ATHENA-COLL A/C  
ii) Beneficiary's Account No.: 922020064584514  
iii) Bank Name: AXIS Bank  
iv) Bank Address: No 9 Block A, Mahatma Gandhi Rd Esquire center, Bengaluru, Karnataka 560001  
v) Swift Code: AXISINBB009  
vi) IFSC Code: UTIB0000009

SGST, CGST figures shown are approximate indications and will be charged at actuals as applicable. The costs mentioned above are exclusive of any registration and stamp duty charges and any other charges/taxes charged in relation to the Apartment. The total cost of the Apartment is the final negotiated price after considering GST benefit / GST Credit pass back. The project has been registered as Godrej Athena: RERA Registration Number: PRM/KA/RERA/1251/446/PR/09/123/005605 available at website: <http://rera.karnataka.gov.in> The Applicant(s) shall, on demand from the Developer, pay the charges towards registration of Agreement for Sale and the applicable stamp duty on the Agreement for Sale as per the provisions of applicable laws as amended from time to time.

Primary Applicant: \_\_\_\_\_ 2nd Applicant: \_\_\_\_\_ 3rd Applicant: \_\_\_\_\_

## Payment Plan

<b>Milestone</b>	<b>%</b>
Booking Amount	5 %
Within 10 days of booking	5 %
Within 30 days of booking	10 %
On Completion of Foundation	10 %
On Completion of 2nd Floor	10 %
On Completion of 4th Floor	10 %
On Completion of Terrace	10 %
On Completion of Internal painting	10 %
On Completion of Lift(s) work	10 %
On Application of Occupancy Certificate	10 %
On Notice of Possession	10 %