

PARTICULARS	2BHK	2BHK	3BHK
Super built up area(in sft)	785	878	994
Rate/Sft	5500	5500	5500
Carpet Area (Sq Ft)	516	587	646
Balcony Area	25	24	50
One Car Park Value			
Agreement Value Excluding GST	43,17,500	48,29,000	54,67,000
GST	43,175	2,41,450	2,73,350
Agreement Value Including GST*	43,60,675	50,70,450	57,40,350

Payment Schedule

10% of Booking Amount - 15 days from Booking	10%	4,36,068	5,07,045	5,74,035
2nd Installment - 60 days from Booking	10%	4,36,068	5,07,045	5,74,035
3rd Installment - 90 days from Booking	20%	8,72,135	10,14,090	11,48,070
4th Installment - 180 days from Booking	20%	8,72,135	10,14,090	11,48,070
5th Installment - 220 days from Booking	20%	8,72,135	10,14,090	11,48,070
6th Installment - 260 days from Booking	10%	4,36,068	5,07,045	5,74,035
On Intimation of possession	10%	4,36,068	5,07,045	5,74,035

Other Charges Payable on Intimation of Possession

1 Yr. Advance Maintenance @ 36/- psqft.	28,260	31,608	35,784
One Time Corpus Fund @ Rs 64 Ps Sqft.	50,240	56,192	63,616
Development & infrastructre @ 150/- psqft.	1,17,750	1,31,700	1,49,100
Amenities & Facilites charges	1,00,000	1,00,000	1,00,000
Generator & Reticulated Gas Piping Charges	50,000	50,000	50,000
Legal and facility fees	30,000	30,000	30,000
GST on Other Charges	8,064	21,274	22,896
Other Charges -B	3,84,314	4,20,774	4,51,396
Total (Excluding Registration)	47,44,989	54,91,224	61,91,746

As per Sec 194- IA of the income tax act, with effect from September 01, 2019, the TDS @ 1% to be deducted (if the consideration exceeds Rs. 50 Lacs) on total consideration inclusive of all other charges except Corpus Fund (Maintenance Deposit),

The TDS is to be paid online and a receipt(challan) to be submitted to the vendor/ developer for audit and process.

1) Total price does not include Franking charges, Stamp duty & Registration cost which is payable as per prevailing norms on demand

2) GST is payable at actuals

3) Floor Rise Charges - Rs.25/- per sq ft. per floor from 4th Floor onwards,

4) Preferential Location charges: Rs. 100 - 200/- sqft.

5) Booking Amount - 10% of the Agreement Value + GST

6) Terrace Area charges extra as per size

7) All the payment should be in favor of "Neelanchal Dwellings LLP"

RERA Registration **PRM/KA/RERA/1270/302/PR/210731/004204**

*THIS IS A LIMITED PERIOD OFFER & PRICE IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

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