

PRICING AND PAYMENT SCHEDULE

UNIT PARTICULARS

APARTMENT NUMBER	B1-G03
BLOCK NUMBER	B1
TYPE OF UNIT	3 BHK
NUMBER OF CAR PARKS	1
CARPET AREA IN SQUARE METER	101.17
BUILT UP AREA IN SQUARE FEET	1,284.48
SUPER BUILT UP AREA (In Square Feet)	1695.507193
UNDIVIDED SHARE OF LAND IN SQUARE FEET	667.7354845
FLOOR	G

BASIC COSTS

FLOOR RISE CHARGES (Per Floor)	₹50
PREMIUM LOCATION CHARGES (PLC) @ Rs.1000/sqft on SBA	No
BASIC COST OF THE APARTMENT (Per Square Feet)	₹ 12,000.00
BASIC COST (INCLUSIVE OF FLOOR RISE, PLC)	₹ 20,346,086.32
CAR PARK CHARGES (₹4,50,000 per Car Park)	₹ 450,000.00
GST ON SALE OF APARTMENT @ 5%	₹ 1,039,804.32
TOTAL BASIC COST INCLUDING GST	₹ 21,835,890.64

SERVICE CHARGES

BESCOM & POWER BACKUP CHARGES (₹150 per Sqft of SBA)	₹ 254,326.08
WATER & SEWERAGE CHARGES (₹150 per Sqft of SBA)	₹ 254,326.08
CLUBHOUSE AND AMENITIES USAGE CHARGES	₹ 300,000.00
LEGAL CHARGES	₹ 75,000.00
GST @ 18% on SERVICES	₹ 159,057.39
TOTAL COST OF THE APARTMENT	₹ 22,878,600.18
ROUNDED OFF	₹ 22,878,000.00

OTHER CHARGES (TO BE PAID AT THE TIME OF HANDOVER)

STAMP DUTY AND REGISTRATION	ON ACTUALS
INDICATIVE INTEREST FREE MAINTENANCE DEPOSIT/CORPUS FUND @ Rs.50/sqft ON SBA	₹ 84,775.36
INDICATIVE ADVANCE MAINTENANCE CHARGES FOR 12 MONTHS @ Rs.6/sqft per month plus GS	₹ 144,050.29

PAYMENT SCHEDULE

	Value
Booking Amount	₹500,000
At the time of Execution of Sale Agreement (20% of the Total Sale Value Less Booking Amount)	₹4,075,600
On Completion of Excavation (10% of the Total Sale Value)	₹2,287,800
On Completion of Basement Slab (10% of the Total Sale Value)	₹2,287,800
On Completion of Ground Floor Slab (10% of the Total Sale Value)	₹2,287,800
On Completion of 3rd Floor Slab (10% of the Total Sale Value)	₹2,287,800
On Completion of 6th Floor Slab (10% of the Total Sale Value)	₹2,287,800
On Completion of 10th Floor Slab (10% of the Total Sale Value)	₹2,287,800
On Completion of Internal Plaster of the Apartment (10% of the Total Sale Value)	₹2,287,800
On Completion of Flooring & Tiling of the Apartment (5% of the Total Sale Value)	₹1,143,900
At the Time of Handover / OC (5% of the Total Sale Value)	₹1,143,900

Note:

- The above computation is for reference only. The actual allocation of SBA and UDS shall be as per the Sale Agreement.
- All statutory taxes, cess, and levies will be borne by the purchaser as applicable from time to time.
- The above prices are subject to revision. Any other taxes or any escalation in the prices shall be borne by the Purchaser.
- Other Charges are payable at the time of possession to the Association Account or any Vendor Chosen for Maintenance of the
- Stamp duty and Registration charges are payable on actuals to the Sub-Registrar at the time of Registration.
- Cheques to be drawn in favor of **“SAIVEN DEVELOPERS AND CONSTRUCTIONS PVT LTD”**
- Cancellation Policy: The following amount shall be forfeited in case of cancellation:

Prior to Signing of Sale Agreement Rs. 50,000/-	
After Signing of Sale Agreement: 10% of the total Sale Consideration.	
- The Developer reserves the right to withdraw/modify the offer without prior notice.
- TDS @ 1% under Section 194-IA of the Income Tax Act is applicable. Buyer must deduct, remit and provide Form 16B to the