KALPATARU serenity Manjri

Site Address : Kalpataru Serenity
S. No. 95/5, Opp. Navratna Mangal Karyalay, Mahadev Nagar, Near All India Radio, Manjri
Pune - 412307.

Sales Office : Kalpataru Garden Private Limited
S. No. 95/5, Opp. Navratna Mangal Karyalay, Mahadev Nagar, Near All India Radio, Manjri
Pune - 412307.

Date	**04-Dec-15**
Tower	**5B**
Flat no.	**2**
Floor No.	**1**
Carpet Area (Sq.ft.)	760
Carpet Area (Sq. mt.)	70.61
Apartment Type	2BHK
Type of Parking	Open Car parking
Type of Parking	
Type of Parking	

Consideration Amount		**(A)**	**50,45,250**
Stamp Duty	5.00%		2,52,500
Registration Charges			30,000
Scanning and Other Charges			6,000
Total (S.D. & Regn. Chgs.)		**(B)**	**2,88,500**
Society & Other Charges		**(C)**	**5,30,220**
MVAT	1.00%		52,300
Service Tax on Flat Cost	3.50%		1,76,595
Swachh Bharat Cess (SBC)	0.125%		6,315
Service Tax on Society & Other Charges (Non Accountable Charges)	14.00%		42,583
SBC on Society & Other Charges (Non Accountable Charges)	0.50%		1,521
Total (Mvat & S.T.& SBC)		**(D)**	**2,79,314**
GRAND TOTAL (A + B + C + D)			**61,43,284**

Society and Other Charges	Amount
Accountable Charges	
Share Money (Rs. 1,100 if Corporate Body)	600
Deposit towards maintenance charges for 1 year	30,780
Club House Corpus Fund	1,02,600
Society / Apex Body Corpus Fund	82,080
Sub Total (A)	**2,16,060**
Non Accountable Charges	
Society Formation Charges & Legal Charges	15,000
24 Months Advance Maintenance charges	61,560
Infrastructure & Development Charges	1,02,600
MSEB Charges	1,25,000
Sub Total (B)	**3,04,160**
Total (A+B)	**5,20,220**
Refundable Deposit for Interior Works (C)	**10,000**
Grand Total (A+B+C)	**5,30,220.00**

Payment Schedule

Particulars	%	Flat Cost	TDS	Service Tax	SBC	Total Payment
Earnest Money	2.14%	1,06,880	1,120	3,780	135	1,11,915
Amount due within 30 days from date of booking	17.76%	7,79,839	8,166	27,581	986	8,16,572
On completion of Plinth	11.10%	5,54,219	5,804	19,601	701	5,80,325
On completion of 2nd Slab	10.00%	4,99,296	5,229	17,659	631	5,22,815
On completion of 4th Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of 6th Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of 8th Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of 10th Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of 12th Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of 14th Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of Top Slab	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of Brick Work	6.00%	2,99,578	3,137	10,596	379	3,13,690
On completion of External Plaster	6.00%	2,99,578	3,137	10,596	379	3,13,690
On Intimation of Possession	5.00%	3,56,528	3,734	12,610	451	3,73,323
Total	**100%**	**49,92,964**	**52,286**	**1,76,595**	**6,315**	**52,28,160**

TERMS & CONDITIONS :

1. Rates are subject to change without any prior intimation.
2. At the time of booking please carry 2 passport size photograph of applicants, original and photocopy of address proof - Pan Card, Driving License,
3. Kindly issue cheque in favour of "**Kalpataru Gardens Pvt Ltd Escrow A/c. 6611482143**" for flat cost and for service tax/ VAT/ Swachh Bharat Cess amount
4. Time for payment of instalments, deposits and charges is of essence. You are aware that interest @ **21%** p.a. is payable on all delayed payments.
5. Stamp Duty & Registration Charges Pay Order to be issued jointly in favour of "**IDBI BANK ON BEHALF STATUTORY TAX PAYMENT**" along with Confirmation letter.
6. MVAT is payable along with the Stamp Duty & Registration charges
7. On cancellation, 2% of the agreement value will be adjusted as administration charges. Service tax / Any other taxes and brokerage, if already paid will be recovered additionally. The balance amount shall be refunded, only on resale of the said Flat and the due amount is realised from the new customer.
8. Lock – In period of 2 (two) years from the date of booking, for the purpose of resale.
9. Works Contract Tax, Goods and Service Tax plus other taxes/levies etc. if applicable, shall be extra payable by the customer.
10. Alterations of the windows, railing, external elevation, facade is strictly not allowed.
11. Kindly note that possession of the said Flat will be given 21 days after receiving all the payments.
12. Outgoings are indicative on the basis of current estimate. Outgoings shall be payable, at the rates specified by the developer at the time of possession, currently maintenance charge is calculated @ Rs 2.50 psf and the same is excluding property tax.
13. Society 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 extra payable by the customer.
14. The information in this paper is provided in good faith, and does not constitute part of the contract.
15. 1 Square Metre = 10.764 Square Feet
16. Any increase in statutory taxes shall be borne by the customer
16. SBC- Swachh Bharat Cess is applicable from 15.11.2015 as per the notification No. 23/2015 dated 12.11.2015 from Government of India.

Quotation Issued by _____

Customer Name

Quotation Issue Date 12-4-15 6:29 PM

Customer Signature _____