



Site Address : Project Crescendo
S.No. 255/256, Behind G-O Square, On 24m DP Road, Wakad
Pune - 411 057

Sales Office : Aura Real Estate Pvt. Ltd.
S.No. 255/256, Behind G-O Square, On 24m DP Road, Wakad
Pune - 411 057

FLAT DETAILS	
Date of Quotation	December-2015
Date of Booking	NA
Tower	2
Floor No.	1
Unit No.	4
Flat no.	14
Carpet Area (Sq.ft.)	903
Carpet Area (Sq. mt.)	83.89
Apartment Type	2 BHK Large
View	City
Type of Car Parking 1	Single Covered
Type of Car Parking 2	

Consideration Amount	(A)	81,11,415.00
Stamp Duty	6.00%	4,87,000.00
Registration Charges		30,000.00
Scanning and Other Charges		7,000.00
Total (S.D. & Regn. Chgs.)	(B)	5,24,000.00
Society & Other Charges	(C)	7,27,311.00
MVAT	1.00%	84,100.00
Service Tax on Flat Cost	3.50%	2,83,901.00
Swachh Bharat Cess (SBC)	0.13%	10,144.00
Service Tax on Society & Other Charges (Non Accountable Charges)	14.00%	62,283.00
SBC on Society Charges	0.50%	2,225.00
Total (Mvat & S.T.)	(D)	4,42,653.00

GRAND TOTAL (A + B + C + D) **98,05,379.00**

Society and Other Charges	Amount
Accountable Charges	
Share Money (Rs. 1,100 if Corporate Body)	600.00
Deposit towards maintenance charges for 1 year	58,512.00
Club House Corpus Fund	91,425.00
Apex Body Corpus Fund	1,21,900.00
Sub Total (A)	2,72,437.00
Non Accountable Charges	
Society Formation Charges & Legal Charges	20,000.00
24 Months Advance Maintenance charges	1,17,024.00
Infrastructure & Development Charges	1,21,900.00
Club House Charges	60,950.00
MSEB Charges	1,25,000.00
Sub Total (B)	4,44,874.00
Total (A+B)	7,17,311.00
Refundable Deposit for Interior Works (C)	10,000.00
Grand Total (A+B+C)	7,27,311.00

Payment Schedule						
Particulars	%	Flat Cost	TDS	Service Tax	SBC	Total Payment
Booking amount	3.7%	2,96,891	3,109	10,500	375	3,10,875
Amount due within 30 days of the booking	16.2%	13,00,553	13,619	45,997	1,643	13,61,812
On completion of the first basement	10.1%	8,10,763	8,490	28,674	1,025	8,48,952
On completion of the 2nd slab	6.0%	4,81,641	5,044	17,034	609	5,04,328
On completion of the 4th slab	6.0%	4,81,641	5,044	17,034	609	5,04,328
On completion of the 6th slab	6.0%	4,81,641	5,044	17,034	609	5,04,328
On completion of the 8th slab	6.0%	4,81,641	5,044	17,034	609	5,04,328
On completion of the 10th slab	6.0%	4,81,641	5,044	17,034	609	5,04,328
On completion of the 12th slab	5.0%	4,01,368	4,203	14,195	507	4,20,273
On completion of the 14th slab	5.0%	4,01,368	4,203	14,195	507	4,20,273
On completion of the 17th slab	5.0%	4,01,368	4,203	14,195	507	4,20,273
On completion of the top slab	5.0%	4,01,368	4,203	14,195	507	4,20,273
On completion of the brickwork	5.0%	4,01,368	4,203	14,195	507	4,20,273
On completion of the plaster	5.0%	4,01,368	4,203	14,195	507	4,20,273
On completion of the tiling	5.0%	4,01,368	4,203	14,195	507	4,20,273
On intimation of possession	5.0%	4,01,365	4,203	14,195	507	4,20,270
Total	100.0%	80,27,353	84,062	2,83,901	10,144	84,05,460

TERMS & CONDITIONS :

- Rates are subject to change without any prior intimation.
- At the time of booking please carry 2 passport size photograph of applicants, original and photocopy of address proof - Pan Card, Driving License,
- Kindly issue cheque in favour of "Aura Real Estate Pvt. Ltd. Escrow Account No. 7611486469" for flat cost and "Aura Real Estate Pvt. Ltd." for service tax, Swachh bharat cess & VAT amount.
- 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.
- Stamp Duty & Registration Charges Pay Order to be issued jointly in favour of "IDBI BANK ON BEHALF STATUTORY TAX PAYMENT" along with Confirmation letter.
- MVAT is payable along with the Stamp Duty & Registration charges
- 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.
- Lock - In period of 2 (two) years from the date of booking, for the purpose of resale.
- Works Contract Tax, Goods and Service Tax plus other taxes/levies etc. if applicable, shall be extra payable by the customer.
- Alterations of the windows, railing, external elevation, facade is strictly not allowed.
- Kindly note that possession of the said Flat will be given 21 days after receiving all the payments.
- 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.
- Any increase in the statutory charges at any point of time shall be borne by the customer
- 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.
- 1 Square Metre = 10.764 Square Feet
- Please note that if any additional liability towards tax, cess or duties or towards any interest, penalty or such liability of whatsoever nature under Section 43CA of Income Tax Act 1961, as amended and as may be amended from time to time, will be caused to us on account of delay on your part to execute and register the Agreement for Sale, you will be liable to reimburse to us the amount of such additional liability towards tax, cess or duties or interest, penalty or any other liability, as the case may be.
- 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.
- The information in this paper is provided in good faith, and does not constitute part of the contract.

Quotation Issued by

Customer Name

Quotation Issue Date

12-3-15 4:53 PM

Customer Signature