



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.	2
Flat no.	12
Carpet Area (Sq.ft.)	1124
Carpet Area (Sq. mt.)	104.42
Apartment Type	3 BHK Small
View	Club House
Type of Car Parking 1	Tandem Covered
Type of Car Parking 2	

Consideration Amount	(A)	101,41,080.00
Stamp Duty	6.00%	6,08,500.00
Registration Charges		30,000.00
Scanning and Other Charges		7,000.00
Total (S.D. & Regn. Chgs.)	(B)	6,45,500.00
Society & Other Charges	(C)	8,92,073.00
MVAT	1.00%	1,05,900.00
Service Tax on Flat Cost	4.20%	4,25,935.00
Swachh Bharat Cess (SBC)	0.15%	15,218.00
Service Tax on Society & Other Charges (Non Accountable Charges)	14.00%	76,046.00
SBC on Society Charges	0.50%	2,716.00
Total (Mvat & S.T.)	(D)	6,25,815.00

GRAND TOTAL (A + B + C + D)	123,04,468.00
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Society and Other Charges	Amount
<b>Accountable Charges</b>	
Share Money (Rs. 1,100 if Corporate Body)	600.00
Deposit towards maintenance charges for 1 year	72,816.00
Club House Corpus Fund	1,13,775.00
Apex Body Corpus Fund	1,51,700.00
<b>Sub Total (A)</b>	<b>3,38,891.00</b>
<b>Non Accountable Charges</b>	
Society Formation Charges & Legal Charges	20,000.00
24 Months Advance Maintenance charges	1,45,632.00
Infrastructure & Development Charges	1,51,700.00
Club House Charges	75,850.00
MSEB Charges	1,50,000.00
<b>Sub Total (B)</b>	<b>5,43,182.00</b>
<b>Total (A+B)</b>	<b>8,82,073.00</b>
Refundable Deposit for Interior Works (C)	10,000.00
<b>Grand Total (A+B+C)</b>	<b>8,92,073.00</b>

Payment Schedule						
Particulars	%	Flat Cost	TDS	Service Tax	SBC	Total Payment
Booking amount	3.0%	2,96,869	3,131	12,600	450	3,13,050
Amount due within 30 days of the booking	16.9%	17,00,146	17,929	72,160	2,578	17,92,813
On completion of the first basement	10.1%	10,13,561	10,689	43,019	1,537	10,68,806
On completion of the 2nd slab	6.0%	6,02,115	6,350	25,556	913	6,34,934
On completion of the 4th slab	6.0%	6,02,115	6,350	25,556	913	6,34,934
On completion of the 6th slab	6.0%	6,02,115	6,350	25,556	913	6,34,934
On completion of the 8th slab	6.0%	6,02,115	6,350	25,556	913	6,34,934
On completion of the 10th slab	6.0%	6,02,115	6,350	25,556	913	6,34,934
On completion of the 12th slab	5.0%	5,01,762	5,292	21,297	761	5,29,112
On completion of the 14th slab	5.0%	5,01,762	5,292	21,297	761	5,29,112
On completion of the 17th slab	5.0%	5,01,762	5,292	21,297	761	5,29,112
On completion of the top slab	5.0%	5,01,762	5,292	21,297	761	5,29,112
On completion of the brickwork	5.0%	5,01,762	5,292	21,297	761	5,29,112
On completion of the plaster	5.0%	5,01,762	5,292	21,297	761	5,29,112
On completion of the tiling	5.0%	5,01,762	5,292	21,297	761	5,29,112
On intimation of possession	5.0%	5,01,760	5,292	21,297	761	5,29,110

**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 **"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.
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. MVA 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.
13. Any increase in the statutory charges at any point of time shall be borne by the customer
14. Society and other charges does not include the deposit/corporate 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.
15. 1 Square Metre = 10.764 Square Feet
16. 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.
17. 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.
18. 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 4:52 PM

**Customer Signature**