

* indicative terms and conditions

Date	25-Feb-16	Client Name	Sample
Phase:-	2	Saleable Area (Sq.Ft.) -	1020
Flat No. -	604	Car park (Single)	1
Wing -	A		
Floor -	6		
Type -	2 BHK Premium		

Sr. No.	Particulars	Total Amout (in Rs.)	Cheque Favouring	RTGS / NEFT Details
1	Basic Apartment value	13,595,000	Flat Cost: 'S D Corp P Ltd Samata Sales Escrow A/c' Service Tax: 'SD Corp P Ltd Service Tax'	Flat Cost S D Corp P Ltd Samata Sales Escrow A/c HDFC Bank A/c No: 05010350000049 A/c branch : Mistry Bhuvan - Churchgate branch IFSC code for RTGS/NEFT : HDFC0000501 Swift Code: HDFCINBB
2	Floor Rise	459,000		
3	Preferential Location Charge (PLC)	102,000		
4	Total Flat Consideration	14,156,000		
5	Stamp Duty (Currently @ 5%)	707,800	(Refer Note. 2)	Service Tax S D Corp. P. Ltd Service Tax Account No: 05010350000093 Name of the branch : Mistry Bhavan Branch, H.T. Parikh Marg, Churchgate, Mumbai – 400 020 IFSC code for RTGS / NEFT : HDFC0000501 Swift Code: HDFCINBB
6	Registration charges	30,000		
7	Value Added Tax (Currently @ 1%)	141,560		
8	Service Tax (Currently @ 4.35% for Apartment Value & @14.5% for PLC)	626,139.00		
9	Other Charges	465,550		
	Total	16,127,049		

1 Payment Schedule

Sr. No.	Particulars	Amount Due (Before deducting TDS)	Service Tax Applicable*	TDS Applicable* @ 1% (As per current charges)
1	On Booking and within 30 days	1,415,600	62,613.90	14156
2	Balance Booking Amount (within 60 days)	1,415,600	62,614	14156
3	On call for registration	707,800	31,307	7078
4	15 instalments equally distributed Slab wise	9,958,746	440,489	99587
5	On possession	658,254	29,115	6583

2 Other charges (Payable on possession)*

Sr. No.	Particulars	Total Amount
1	Development / Infrastructure charges @ Rs. 30 per sqft	30,600
2	Electric/Water connection, Meter Charges, deposit to MCGM for permanent connection	30,000
3	Society / legal entity formation, registration	20,000
4	Mahanagar Gas Connection Charges	7,000
5	Advance maintenance charges @ Rs. 10 per sq.ft. for 24 months	244,800
6	Corpus Fund @ Rs.125 per sqft	127,500
7	Legal Charges	5,000
8	Share Application Charges	650
	Total	465,550

* Cheque favouring will be intimated at the time of possession.

Other terms & conditions:

- Rates are subject to change without prior intimation
- Above offer is valid on a first come first serve basis, subject to availability & rates prevalent at the time of booking.
- All taxes viz., MVAT, Service Tax, TDS, Stamp Duty, etc., are calculated as per current rates. In case of additional / increase in taxes, duties, etc. either due to revision or amendment in law applicable at the time being in force shall be borne by the customer."
- Taxes applicable on 'other charges' would be levied at the rates which would be prevalent at the time of possession.
- The terms and conditions mentioned herein are merely indicative and shall be more comprehensively be set out in the MOFA Agreement
- Payment as per "payment schedule" is an essence of the contract. The offer is subject to availability and pricing at the time of booking

Minimum documentation requirement for individuals (in case joint holders then all the below mentioned documents will be required for all the joint holders):

- Self attested copy of PAN Card
- In case of NRI Client, self attested copy of passport
- 2 nos. of photographs
- Address Proof - Ration card, Latest Electricity Bill, Telephone Bill, Bank Statement, passport (any one)
- Self declaration for non-violation of FEMA guidelines