

## S D SVP Nagar Redevelopment Private Ltd. - The LUMIERE

\* indicative terms and conditions

Date	9-Jul-15	Client Name	Sample
Phase:-	1	Saleable Area (Sq.Ft.) -	1907
Flat No. -	503	Car Park (Single)	2
Project	The LUMIERE		
Floor -	5		

Sr. No.	Particulars	Total Amount (in Rs.)	Cheque Favouring	RTGS / NEFT Details
1	Basic Apartment value	34,219,000	<b>Flat Cost:</b> 'S D SVP Nagar Redevelopment Private Ltd.' <b>Service Tax:</b> 'S D SVP Nagar Redevelopment Private Ltd.'	<b>Flat Cost</b> <b>Beneficiary Name :</b> S D SVP Nagar Redevelopment Pvt Ltd 409000315958. <b>Ratnakar Bank Ltd No :</b> 409000315958 <b>A/C branch &amp; Add :</b> Unit No. 3 & 4, Rahimtullah House , Homji Street, Horniman Circle, Fort, Mumbai-400 001. <b>IFSC Code for RTGS OR NEFT :</b> RATN0000070 <b>Bank MICR Code :</b> 400176009
2	Floor Rise	858,150		
3	Total Flat Consideration	35,077,150		
4	Stamp Duty (Currently @ 5%)	1,753,858	* Details will be intimated in the registration letter/demand.	<b>Service Tax</b> <b>Beneficiary Name :</b> S D SVP Nagar Redevelopment Private Ltd. <b>HDFC Bank Ltd No :</b> 5020004704661 <b>A/C branch &amp; Add :</b> Ground Floor, Industry House, Opp. Ramon House, 159 H. T. Parekh Marg, Churchgate, Mumbai – 400 020 <b>IFSC Code for RTGS OR NEFT :</b> HDFC00000501 <b>Bank MICR Code :</b> 400240003 <b>Swift Code :</b> HDFCINBB
5	Registration charges	30,000		
6	Value Added Tax (Currently @ 1%)	350,772		
7	Service Tax (Currently @ 4.2%)	1,473,240		
8	Other Charges	1,302,200		
	<b>Total</b>	<b>39,987,219</b>		

## 1 Payment Schedule

Sr. No.	Particulars	Amount Due (Before deducting TDS)	Service Tax Applicable* @ 4.2% (As per current charges)	TDS Applicable* @ 1% (As per current charges)
1	Booking Amount	1,753,858	73,662.02	17538.58
2	Balance Booking Amount (within 30 days)	5,261,573	220,986.05	52615.73
3	Within 30 days after call for registration	3,507,715	147,324.03	35077.15
4	On completion of Plinth	3,507,715	147,324.03	35077.15
5	44% Equally distributed Slab wise	15,433,946	648,225.73	154339.46
6	Completion of Brick Work & Plastering	1,403,086	58,929.61	14030.86
7	Completion of Flooring & Joinery	1,403,086	58,929.61	14030.86
8	Completion of Electrical & Plumbing work	1,403,086	58,929.61	14030.86
9	On offer for possession	1,403,086	58,929.61	14030.86

## 2 Other charges (Payable on possession)\*

Sr. No.	Particulars	Total Amount	* Cheque favouring will be intimated at the time of possession.
1	Development / Infrastructure charges @ Rs. 10 per sqft	19,070	
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. 13 per sq.ft. per month for 24 months	594,984	
6	Maintenance Deposit charges @ Rs. 13 per sq.ft. per month for 6 months	148,746	
7	Corpus Fund @ Rs.250 per sqft	476,750	
8	Share Application Charges	650	
9	Legal Fees	5,000	
	<b>Total</b>	<b>1,302,200</b>	

## 3 Other terms &amp; 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.
- Payment shall be subject to TDS @1% as per Section 194 IA of Income Tax Act, 1961. Kindly submit copy of payment/bank challan, form 26QB and duly signed Form 16B hard copy within 25 days from the end of month in which tax is deductible, failing which it will be treated as delay/default in payment, interest @24% p.a. shall be levied until submission of respective documents.

## 4 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.