

## Site Office :

Kalpataru Radiance, Next To Prabhodhan Krida Bhavan, Off. Post Office Road Siddharth Nagar, Goregaon (West), Mumbai - 400 104. Tel : 022 28713772

## Head Office:

Kiyana Ventures LLP, 101, Kalpataru Synergy, Opposite Grand Hyatt Hotel, Vakola, Santacruz (East), Mumbai - 400055. Tel : 022 30643065

Flat Details					
Date	9-Feb-17				
Building No.	A				
Flat No.	32				
Floor No.	3				
Туре	4 BHK				
Apartment facing	West				
Carpet Area (Sq.ft.)	2068				
Carpet Area (Sqm.)	192.12				
Type of Car Park Earmarked	Podium 1 Parallel				

Consideration Amount	(A)	531,73,508.00
Stamp Duty		26,59,000.00
Registration Charges		30,000.00
Scanning and Other Charges		12,000.00
Total (S.D. & Regn. Chgs.)	(B)	27,01,000.00
MVAT		5,55,700.00
Service Tax		22,33,290.00
Swachh Bharat Cess (SBC )		79,764.00
Krishi Kalyan Cess on Consideration Amount		79,764.00
Service Tax on Society & Other Charges		1,69,424.00
SBC on Society Charges		6,051.00
KKC on Society Charges		6,051.00
Total (Mvat & S.T.)	(c)	31,30,044.00
Society & Other Charges	(D)	20,49,536.00

GRAND TOTAL (A + B + C + D)

Society and Other Charges	Amount
Accountable Charges	
Share Money (Rs. 1,100 if Corporate Body)	600.00
Outgoings for 1 Year as Interest Free Security Deposit	3,17,568.00
Corpus Fund for Club House & Apex Body	4,96,200.00
Sub Total (A)	8,14,368.00
Non Accountable Charges	
Outgoings for 1 Year in advance	3,17,568.00
Society and Apex Body Formation Charges	10,000.00
Legal & Documentation Charges	20,000.00
Electric Meter Supply & Connection Charges	20,000.00
Gas Supply & Meter Connection Charges	6,000.00
Infrastructure Development Charges	8,27,000.00
2 years Adv. Maint. Chgs. for Car Park	9,600.00
Sub Total (B)	12,10,168.00
Total (A+B)	20,24,536.00
Refundable Deposit for Interior Works	25,000.00
Grand Total (A + B + C )	20,49,536.00

Payment Schedule	%	Payment by Bank	Flat Cost	TDS	Service Tax	SBC	ккс	Total
arnest Money	18.0%		10,68,714	11,286	45,360	1,620	1,620	11,28,600
Balance due within 21 days			84,02,498	88,734	3,56,632	12,737	12,737	88,73,338
SDR & MVAT due Within 30 days								
Amount due within 35 days	68.0%	357,80,135		3,77,851	15,18,636	54,237	54,237	377,85,096
On Top Slab	4%	21,04,714		22,227	89,332	3,191	3,191	22,22,655
On Plaster	5%	26,30,892		27,784	1,11,665	3,989	3,989	27,78,319
On Intimation of Fit outs - Bank	1%	5,26,179		5,557	22,333	798	798	29,486
On Intimation of Fit outs - Customer	2%		10,52,357	11,114	44,666	1,596	1,596	11,11,329
On Intimation of Possession	2%	10,52,352		11,114	44,666	1,596	1,596	11,11,324
Note - Subvention ends at Intimation of	Fitouts		105,23,569	5,55,667	22,33,290	79,764	79,764	550,40,147

## NOTE:

- Rates are subject to change without any prior intimation.
- 2. At the time of booking please carry 1 passport size photograph of applicants, original and photocopy of address proof PAN Card, Driving License, Passport, Ration Card, Voter ID, Electricity Bill, OCI (Any one), Proof of Indian Origin / / OCI (Any one)
- 3. Time for payment of installlments, deposits and charges is of essence. You are aware that interest of 12% p.a. is payable on all delayed payments.
- 4. Kindly issue cheque in favour of "Kiyana Ventures LLP Escrow Account No. 000405102195" for all payments (except Stamp duty and reg fees)
- 5. Stamp duty, Registration and MVAT charges are to be paid within 7 days from the date of booking. The payment details will be communicated in Welcome email.
- 6. Mvat is payable along with Stamp duty and Registration Fees.
- 7. Lock in period for the said property is 2 (two) year for the purpose of resale.
- 8 On cancellation, 5% of the agreement value will be deducted as administartion charges. Service tax / Any other taxes , if already paid will be recovered from the customer additionally. The balance amount will be refunded one month after the resale of the said flat.
- 9. Works Contract Tax, Goods and Service Tax plus other taxes/levies etc. if applicable shall be extra payable by the customer
- $10. \ Alterations \ of the \ windows, \ grills, \ external \ elvation, \ facade \ is \ strictly \ not \ allowed.$
- 11. Kindly note that possession of the flat will be given after 45 days of making all payments.
- 12. Club House and other recreational amenities will be developed in a phased manner and may not be ready at the time of Possession.
- 13. Outgoings are indicative on the basis of current estimate. Outgoings shall be payable, at the rate as specified by KV LLP at the time of possession. Currently it is calculated @ Rs 8.00 psf and it does not include property tax.
- 14. Society and other charges does not include the deposit / corpus funds payable, as may be specified by any authority, including Ministry of environment and forests. Any such charges if applicable, shall be extra payable by the customer.
- 15. The information in this paper is issued in good faith, and does not constitute part of the Contract.