



PROPERTIES

Project: Godrej ARIA & 101 Vol III
Head Office: Godrej Properties Limited
Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway,
Vikhroli (E), Mumbai - 400079, Tel: +91-22-6169 8606

Date: 31/05/2024

Annexure F
Offered-a1u2s000003k2FdAAI

Unit Details

Tower	Tower H	Carpet Area Rera (in Sq.mtr.)	114.19
Unit Number	H1403	Exclusive Area (In Sq.mtr.)	27.42
Floor	13th Floor	Total Area (In Sq.mtr.)	141.61
Typology	3B+3T_Type-2		
Carpet Area Amount	2,41,68,702.50		

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	2,41,68,702.50
Other Charges	30,40,875.00
Sale Consideration (A)	2,72,09,577.50

Payment Plan

Milestone	%	Amount (INR)	GST (INR)	Total
Application Money		9,52,380.95	47,619.05	10,00,000.00
Within 7 days of booking - Less Application Money	10 %	17,77,076.80	1,27,960.21	19,05,037.01
Within 60 days of booking	10 %	27,29,457.75	1,75,579.26	29,05,037.01
Within 90 days of booking	5 %	13,64,728.88	87,789.63	14,52,518.50
On Completion of Top Floor Roof Slab	25 %	68,23,644.38	4,38,948.16	72,62,592.54
On Application of Occupancy Certificate	45 %	1,22,82,559.88	7,90,106.68	1,30,72,666.55
On Offer of Possession	5 %	14,71,828.88	1,07,067.63	15,78,896.50
Total		2,74,01,677.50	17,75,070.62	2,91,76,748.12

Estimated Other Charges

Description	Amount (INR)
Common Area Maintenance	1,07,100.00
IFMS	85,000.00
Estimated other charges (B)	1,92,100.00

Government Levies

Description	Amount (INR)
Goods and Service Tax (GST)	17,75,070.63
Total Govt. Levies Incl. GST (C)	17,75,070.63

Total Sale Price including Government Levies (A+B+C)
2,91,76,748.13

Total Sales Consideration is calculated after applying discount of Rs.31,92,797.50

Terms & Conditions

"Carpet Area" shall mean net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Unit for exclusive use of the Applicant(s) and exclusive open terrace area appurtenant to the Unit for exclusive use of the Applicant(s), but includes the area covered by the internal partition walls of the Unit.

"Exclusive Areas" Shall mean open area, exclusive balcony, exclusive terrace area, still area and/or basement area (as may be applicable) appurtenant to said Unit for exclusive use of the Applicant(s).

"Total Area" shall mean the Carpet Area and Exclusive Areas collectively.

*Other Charges towards Infrastructure Charges, Power Back Up Charges & Club Charges

*Advance Maintenance Charges for 1 year from Completion Time Period are mentioned at an estimated rate. The actual maintenance charges will be calculated at the prevalent rates at the time of offer of possession.

*Flat/Unit cost is paid towards RERA carpet area only.

1. Stamp Duty, Registration Charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges, EDC/IDC, Land Under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).

2. Taxes, brokerage and Government duties/levies/cesses are non-refundable.

3. The Applicant(s) has/have to deduct the applicable Tax Deducted at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.

4. The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

5. This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building/floor/flat/unit.

6. 1 square meter = 10.7639 square feet.

7. The cheque dishonour charges payable for dishonour of a particular instalment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only) plus applicable taxes. Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.

8. Third party payments are not allowed.

9. Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale.

10. The Allottee shall also be liable to bear and pay all present and future applicable utility charges such as electricity, water, IGL etc. and/or any increase thereto, either prospectively or retrospectively and/or by virtue of court order or applicable laws, which may be imposed by the Competent Authority, as and when demanded by the Developer.

11. The allottee(s) hereby acknowledges that any discount which has been offered/given to him by the developer had been appropriated in the total sales consideration mentioned above. The allottee(s) shall not be applicable for any further discount unless specifically mentioned in the present application/agreement.

Primary Applicant:

2nd Applicant:

3rd Applicant:

Sales Comments:

Sourcing- Abhishek Yadav ; Closing - Abhishek Yadav