

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		Consideration Amount (A)			
Date	9-Feb-17				301,49,450.00
Building No.	C	Stamp Duty			15,07,500.00
Flat No.	33	Registration Charges			30,000.00
Floor No.	3	Scanning and Other Charges			12,000.00
Type	3 BHK	Total (S.D. & Regn. Chgs.)	(B)		15,49,500.00
Apartment facing	Garden	MVAT			3,15,100.00
Carpet Area (Sq.ft.)	1219	Service Tax			12,66,281.00
Carpet Area (Sqm.)	113.25	Swachh Bharat Cess (SBC)			45,228.00
Type of Car Park Earmarked	Podium 2	Krishni Kalyan Cess on Consideration Amount			45,228.00
		Service Tax on Society - Non Accountable Charges			1,02,970.00
		SBC on Society Charges			3,678.00
		KKC on Society Charges			3,678.00
		Total (Mvat & S.T.)	(C)		17,82,163.00
		Society & Other Charges	(D)		12,40,800.00
		GRAND TOTAL (A + B + C + D)			
		347,21,913.00			

Society and Other Charges		Amount	Payment Schedule								Total
Accountable Charges				%	Paid by Bank	Flat Cost	TDS	Service Tax	SBC	KKC	
Earnest Money				18.0%		10,68,714	11,286	45,360	1,620	1,620	11,28,600
Balance due within 21 days						43,01,475	45,426	1,82,570	6,521	6,521	45,42,513
SDR & MVAT due Within 30 days											
Share Money (Rs. 1,100 if Corporate Body)		600.00									
Outgoings for 1 Year as Interest Free Security Deposit		1,87,200.00		64%	190,94,008		2,01,640	8,10,418	28,944	28,944	201,63,954
Corpus Fund for Club House & Apex Body		2,92,500.00		4%	11,93,375		12,603	50,652	1,809	1,809	12,60,248
				4%	11,93,375		12,603	50,652	1,809	1,809	12,60,248
Sub Total (A)		4,80,300.00		5%	14,91,719		15,754	63,314	2,262	2,262	15,75,311
Non Accountable Charges				1%	2,98,344		3,151	12,663	453	453	3,15,064
Outgoings for 1 Year in advance		1,87,200.00		2%	5,96,687		6,302	25,326	905	905	6,30,125
Society and Apex Body Formation Charges		10,000.00		2%	5,96,686		6,302	25,326	905	905	6,30,124
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		4,87,500.00									
2 years Adv. Maint. Chgs. for Car Park		4,800.00									
Sub Total (B)		7,35,500.00									
Total (A+B)		12,15,800.00									
Refundable Deposit for Interior Works		25,000.00									
Grand Total (A + B + C)		12,40,800.00		100%		59,66,876	3,15,067	12,66,281	45,228	45,228	315,06,187

NOTE:

- Rates are subject to change without any prior intimation.
- 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)
- Time for payment of installments, deposits and charges is of essence. You are aware that interest of 12% p.a. is payable on all delayed payments.
- Kindly issue cheque in favour of "Kiyana Ventures LLP Escrow Account No. 000405102195" for all payments (except Stamp duty and reg fees)
- 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.
- Mvat is payable along with Stamp duty and Registration Fees.
- Lock in period for the said property is 2 (two) year for the purpose of resale.
- On cancellation, 5% of the agreement value will be deducted as administratation 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.
- Works Contract Tax, Goods and Service Tax plus other taxes/levies etc. if applicable shall be extra payable by the customer
- Alterations of the windows, grills, external elvation, facade is strictly not allowed.
- Kindly note that possession of the flat will be given after 45 days of making all payments.
- Club House and other recreational amenities will be developed in a phased manner and may not be ready at the time of Possession.
- 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.
- 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.
- The information in this paper is issued in good faith, and does not constitute part of the Contract.