

# ELINA LIVING

A Project BY Ramkrishna Cine Exhibitors

(Phase 2-2 BHK Beautiful Homes )

MAHA RERA No : P52100017453

DATE: 24/03/2019

Site Add : Sr no 43, Near 9 Hills NIBM Annexe, Opposite Voyage to the Stars, Pune - 411060 (Ph : 9607269079/9970569999)

Head Office : 111, Mangala Multiplex, Pune - 411005 (Ph : 020-25534057)

## 2 BHK - COST SHEET

Wing / Tower :	C & D	
	101/102	103/104
Salable Area (Sq ft) (For Customer Understanding)	1,120	1,132
Rate	5,500	5,500
Basic Cost	61,60,000	62,26,000
Other Infrastructure Charges	5,00,000	5,00,000
Agreement Value	66,60,000	67,26,000
Carpet Area (Sq mt)	57	59
Terrace Carpet Area (Sq mt)	9	9
Enclosed Balcony Carpet Area (Sq mt)	10	10
Total Carpet Area (Sq mt)	77	78
<b>GOVERNMENT TAXES &amp; DUTIES : ( To be PAID at ACTUAL )</b>		
Stamp Duty (7%)	4,66,200	4,70,820
Registration	30,000	30,000
GST (5%)	3,33,000	3,36,300
<b>GRAND TOTAL</b>	<b>74,89,200</b>	<b>75,63,120</b>

\* Booking Amount is Rs.1,00,000/- Only

\* Agreement to be registered within 20 days from the date of Booking.

\* Bank Loan Sanction Letter and total Own Contribution to be paid before Agreement..

\* 2 Year Society Maintenance at the rate of 100/- Rs per sq ft on Carpet Area for 2 BHK at the time of Possession

\* Any Other Government Taxes / Charges levied has to be paid by the Purchaser.

\* Management Reserves the right to Ammend / Terminate the Offer without Prior notice.

\* Cheques to be issued in favour of " Ramkrishna Cine Exhibitors " \* Bank : TJSB Bank

\* Bank A/C no : 017120100001755 \* PAN no : AALFR4229F \* IFSC Code : TJSB0000017

\* Payment Schedule in the Agreement will be Final & Binding

\* Cancellation charges would be Rs. 50,000/-

\*THIS COST SHEET IS VALID FOR 15 DAYS ONLY

## Slab Payment Structure

Before Execution of Agreement	10%
After Execution of Agreement	20%
On Completion of Plinth of the Building	10%
On Completion of the 3rd slab above the Plinth	5%
On Completion of the 5th slab above the Plinth	5%
On Completion of the 7th slab above the Plinth	5%
On Completion of the 9th slab above the Plinth	5%
On Completion of the 11th slab above the Plinth	5%
On Completion of the 15th slab above the Plinth	5%
On Completion of the 19th slab above the Plinth	5%
On Completion of the 23rd slab above the Plinth	5%
On Completion of the walls, internal plaster, floorings of the said Unit	5%
On Completion of Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said unit	5%
On Completion of the lifts, water pumps, electrical fittings, electro, mechanical requirements	5%
At the time of handing over of the possession of the Unit or after receipt of Completion Certificate	5%
<b>TOTAL</b>	<b>100%</b>