

COST ESTIMATE for Primos, Talegaon		
AREA AND PRICING DETAILS	Unit	T1 - A - 204
Type of Units		2-BHK
Saleable Area (Sft.)		1096
Carpet Area (Sft.)		739
Unit Cost along with right to use of One Open Parking		₹ 5,022,400
Floor Rise (from 6th floor and onwards @Rs.25 psf per floor)		₹ 0
Preferential location charges		₹ 0
Infrastructure Development Charges		₹ 219,200
Club House Development Charges		₹ 200,000
Agreement Value		₹ 5,441,600
PAYMENT PLAN		
Booking Amount		₹ 30,000
1 - Application Money - 7 days after booking		₹ 100,000
2 - Payable on or before 15 Days from Date of Booking (DOB)	10%	₹ 414,160
3 - Payable on or before 45 Days from Date of Booking	9.5%	₹ 516,952
4 - Excavation Completion	10%	₹ 544,160
5 - Completion of 1st Slab	10%	₹ 544,160
6 - Completion of 4th Slab	10%	₹ 544,160
7 - Completion of 7th Slab	10%	₹ 544,160
8 - Completion of 10th Slab	5.5%	₹ 299,288
9 - Completion of 13th Slab	5%	₹ 272,080
10 - Completion of 15th Slab	5%	₹ 272,080
11 - Completion of 17th Slab	5%	₹ 272,080
12 - Completion of 19th Slab	5%	₹ 272,080
13 - Completion of Top Slab	5%	₹ 272,080
14 - Completion of Brick Work	5%	₹ 272,080
15 - Application of OC	2.5%	₹ 136,040
15 - On Intimation for Possession	2.5%	₹ 136,040
STAMPDUTY & REGISTRATION		
Stamp Duty @5%		₹ 272,080
Registration		₹ 30,000
SOCIETY CHARGES (PAYABLE ON INTIMATION OF POSSESSION)		
1 - Share Money		₹ 600
2 - Legal Charges		₹ 3,000
3 - Society Formation		₹ 10,000
4 - Water / Electric Supply and Connection Charges		₹ 153,440
5 - Maintenance Advance - Lump sum		₹ 46,032
6 - Maintenance Deposit - Lump sum		₹ 46,032
7- Consultancy Retainer Fees		₹ 5,000
Total		₹ 264,104
TERMS AND CONDITIONS		

1 - Floor Rise would be Rs. 25 per sft per floor from 6th floor onwards.

2 - Service Tax and VAT will be paid on actuals as applicable.

3 - Interest at 15% per annum would be charged on delayed payment from the due date

4 - All calculations are on saleable area

5 - Stamp duty, Registration Charges and Documentation Charges will be on actuals

6 - The cost mentioned above is price subject to escalation.

7 - Scanning & documentation charges Rs7500 (subject to change) to be paid during registration to the vendor

COST ESTIMATE for Primos, Talegaon		
AREA AND PRICING DETAILS	Unit	T1 - A - 203
Type of Units		3-BHK
Saleable Area (Sft.)		1518
Carpet Area (Sft.)		1041
Unit Cost along with right to use of One Open Parking		₹ 6,879,200
Floor Rise (from 6th floor and onwards @Rs.25 psf per floor)		₹ 0
Preferential location charges		₹ 151,800
Infrastructure Development Charges		₹ 303,600
Club House Development Charges		₹ 200,000
Agreement Value		₹ 7,534,600
PAYMENT PLAN		
Booking Amount		₹ 30,000
1 - Application Money - 7 days after booking		₹ 100,000
2 - Payable on or before 15 Days from Date of Booking (DOB)	10%	₹ 623,460
3 - Payable on or before 45 Days from Date of Booking	9.5%	₹ 715,787
4 - Excavation Completion	10%	₹ 753,460
5 - Completion of 1st Slab	10%	₹ 753,460
6 - Completion of 4th Slab	10%	₹ 753,460
7 - Completion of 7th Slab	10%	₹ 753,460
8 - Completion of 10th Slab	5.5%	₹ 414,403
9 - Completion of 13th Slab	5%	₹ 376,730
10 - Completion of 15th Slab	5%	₹ 376,730
11 - Completion of 17th Slab	5%	₹ 376,730
12 - Completion of 19th Slab	5%	₹ 376,730
13 - Completion of Top Slab	5%	₹ 376,730
14 - Completion of Brick Work	5%	₹ 376,730
15 - Application of OC	2.5%	₹ 188,365
15 - On Intimation for Possession	2.5%	₹ 188,365
STAMPDUTY & REGISTRATION		
Stamp Duty @5%		₹ 376,730
Registration		₹ 30,000
SOCIETY CHARGES (PAYABLE ON INTIMATION OF POSSESSION)		
1 - Share Money		₹ 600
2 - Legal Charges		₹ 3,000
3 - Society Formation		₹ 10,000
4 - Water / Electric Supply and Connection Charges		₹ 212,520
5 - Maintenance Advance - Lump sum		₹ 63,756
6 - Maintenance Deposit - Lump sum		₹ 63,756
7- Consultancy Retainer Fees		₹ 5,000
Total		₹ 358,632
TERMS AND CONDITIONS		

1 - Floor Rise would be Rs. 25 per sft per floor from 6th floor onwards.

2 - Service Tax and VAT will be paid on actuals as applicable.

3 - Interest at 15% per annum would be charged on delayed payment from the due date

4 - All calculations are on saleable area

5 - Stamp duty, Registration Charges and Documentation Charges will be on actuals

6 - The cost mentioned above is price subject to escalation.

7 - Scanning & documentation charges Rs7500 (subject to change) to be paid during registration to the vendor