

# Dreams Ragini

01/08/16

Address – S. No. 88, Near Manjari Stud Farm, Manjari Bk, Taluka Haveli, Dist. - Pune.  
Wing - 'A' & 'B'

## Payment Schedule



Flat Configuration	1 BHK	1 BHK	2 BHK	2 BHK
Carpet Area	416	436	614	633
Terrace Area	46	46	46	46
Dry Balcony	26	26	26	26
Flat Cost (in Rs.)	2800300	2915100	4186000	4296700
Infrastructure Charges	150000	150000	200000	200000
	2950300	3065100	4386000	4496700
<b>Government Charges</b>				
Stamp Duty	140100	145800	209300	214900
Registration Charges	28100	29200	30000	30000
Service Tax	132764	137930	197370	202352
VAT	28003	29151	41860	42967
<b>Grand Total</b>	<b>3279267</b>	<b>3407181</b>	<b>4864530</b>	<b>4986919</b>

Sr. No	Particulars	%	Carpet Area			
			416	436	614	633
1	On Agreement	20	590060	613020	877200	899340
2	Plinth	10	295030	306510	438600	449670
3	1 <sup>st</sup> Slab	10	295030	306510	438600	449670
4	3 <sup>rd</sup> Slab	10	295030	306510	438600	449670
5	5 <sup>th</sup> Slab	10	295030	306510	438600	449670
6	7 <sup>th</sup> Slab	10	295030	306510	438600	449670
7	9 <sup>th</sup> Slab	10	295030	306510	438600	449670
8	Brickwork	10	295030	306510	438600	449670
9	Flooring	5	147515	153255	219300	224835
10	Possession	5	147515	153255	219300	224835
			<b>2950300</b>	<b>3065100</b>	<b>4386000</b>	<b>4496700</b>

### Note

1. Rates are not negotiable and subject to change without any prior notice.
2. Stamp Duty and Registration charges are subject to change at any point of time as per government notifications and would be applicable at actual.
3. In case of cancellation, Rs. 25000 (Rupees Twenty Five Thousand only) or 10 % of the sum of the total amount paid plus due whichever is higher on the date of cancellation would be charged as cancellation charges
4. The buyer will not be entitled to sell his/her own flat until the possession is handed over. Such a transfer/sale will tantamount to a cancellation of the booking and cancellation charges in such a case will be applicable.
5. In case if the buyer wishes to transfer/sell his/her flat before the formation of the society he/she will be liable to pay to the developer transfer fees @ 2% of the total consideration.
6. Rs 20,000/- for 1 BHK & Rs. 30,000 for 2 BHK would be collected as maintenance charges for One year in advance at the time of Possession. The Developer will maintain the project for only a period of one year from the date of completion (as certified by the architect). In case any delays in forming the society beyond the period of one year, Rs. 3 per Sq. Ft. per month on the total area of the flat will be charged for maintenance of the project. This additional maintenance amount will be payable to the developer.
7. Rs 60,000/- for 1 BHK & Rs. 75,000 for 2 BHK would be collected as Contribution towards corpus fund for the maintenance of the society at the time of possession. This corpus fund will be handed over to the society after the formation of the society.
8. One Car park will be allotted to a 2 BHK flat.
9. Rs. 25/- per Sq. Ft. would be charged extra per floor as floor rise charges from 5<sup>th</sup> floor onwards.
10. Booking amount would be Rs.1,00,000/-, this is included in agreement cost as mentioned above.
11. Agreement would be executed within 15 days from the date of booking on payment of the agreement amount stamp duty, Registration, Service tax & VAT.
12. Stamp duty & Registration amount is not included in the payment schedule above and is payable at the time of agreement.
13. Cheque should be drawn in favour of "Dreams Indus Associates A/C Ragini Collection A/C".