

Date:- 15.09.2017

**DREAMS LYNNEA**

Gat no. 894(New) , Kesnand Phata, Wagholi, Taluka Haveli, District Pune



<b>Flat Configuration</b>	<b>1 BHK</b>	<b>1 BHK</b>	<b>2 BHK</b>	<b>2 BHK</b>
<b>Carpet Area</b>	<b>391</b>	<b>386</b>	<b>533</b>	<b>539</b>
<b>Enclosed Balcony</b>	<b>34</b>	<b>34</b>	<b>92</b>	<b>92</b>
<b>Terrace Area</b>	<b>45</b>	<b>45</b>	<b>52</b>	<b>45</b>
<b>Dry Terrace</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
<b>Flat Cost (in Rs.)</b>	<b>2812200</b>	<b>2785600</b>	<b>3989200</b>	<b>3985400</b>
Infrastructure Charges	150000	150000	200000	200000
<b>Government Charges</b>				
Stamp Duty	177800	176200	251400	251200
Registration Charges	30000	30000	30000	30000
GST 12%	355464	352272	502704	502248
<b>Total</b>	<b>3525464</b>	<b>3494072</b>	<b>4973304</b>	<b>4968848</b>

**Note**

1. Rates are not negotiable and subject to change without prior notice	8. Booking amount would be Rs. 1,00,000/-
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.	9. Agreement would be executed within 15 days from the date of booking on payment of the agreement amount stamp duty, registration, Service tax & VAT.
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	10. Stamp duty & Registration amount is not included in the payment schedule above and is payable at the time of agreement.
4. 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.	11. Rs 60,000/- for 1BHK and Rs. 75,000/- for 2BHK 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.
5. 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.	12. Rs. 25 Sq.ft. would be charged extra per floor as Floor Rise charges from the 5th floor onwards.
6. Rs. 20,000/- for 1BHK and Rs. 30,000/- for 2BHK would be collected as maintenance charges for 1 year in advance at the time of possession. In case any delays in forming the society beyond the period of 1 year, Rs. 3.5 per Sq. Ft. per month on the total area of the flat will be charged for maintenance of the society. This additional maintenance amount will be payable to the developer.	
7. Cheque should be drawn in favour of "Dreams Lynnea Collection A/c"	