

GRAVITY by Gharkul

Construction Link Plan (CLP):

Configuration	1 BHK	1 BHK	1.5 BHK	2 BHK
RERA Carpet Area (Sq. ft.)	351	361	451	531
Agreement Value	5,730,075	5,893,325	7,362,575	8,668,575
GST (5%)	286,504	294,666.25	368,129	433,429
Stamp Duty (2%)	114,602	117,866.50	147,252	173,372
Registration & other Charges	42,000	42,000	42,000	42,000
Development Charges	325,000	335,000.00	340,000	350,000
All Inclusive Price	6,498,180	6,682,858	8,259,955	9,667,375

Note :

- 1) Initial Booking : 1% of All Inclusive Price | 10% Booking Amount will result in 0% Stamp Duty
- 2) One Covered Car Parking Charges : Rs 5 lacs (excluded in Agreement Cost)
- 3) Development Charges includes 18 months advance Maintenance payment

Terms & Conditions :

1) Quoted rates are subject to change without any prior intimation.

2) Kindly issue cheque in favour of " ANGATH PROPERTIES LLP ".

Bank : Kotak Mahindra Bank | Branch : Powai | Account No. 1213734867 | IFSC Code : KKBK0000663.

3) Time for payment of instalments, deposits and charges is of essence. You are aware that interest is payable on all delayed payments from the due date till actual realization (Calculated as per the highest MCLR rate of SBI + 2%). The cancellation will be governed by terms of Reservation Form.

4) Cancellation charges as applicable.

5) Any changes in Govt Taxes - if applicable shall be borne by the customer.

6) Timely payment of TDS is a sole responsibility of a purchasers.

7) The maintenance charges will be effective from a period of 15 days from the date of Intimation about handover and will be adjusted from the advance Maintenance for a period of 18 months. All components of Miscellaneous Charges will be charged with Govt Taxes. i.e CGST and SGST which will be separately borne by the purchaser (as applicable) from time to time.

8) Variation of RERA carpet area (+/-3%) is accepted. For any variation in RERA carpet area (+/-3%) appropriate rules of MAHA RERA shall be followed. Project RERA ID: P51800020569

PAYMENT SCHEDULE (Agreement Cost)	GST
On Booking	10%
At time of Piling/footing	10%
At Time of Agreement Sign	10%
On Completion of Plinth	10%
On Completion of 1st Slab	3.00%
On Completion of 2nd Slab	3.00%
On Completion of 4th Slab	3.00%
On Completion of 6th Slab	3.00%
On Completion of 8th Slab	3.00%
On Completion of 10th Slab	3.00%
On Completion of 12th Slab	3.00%
On Completion of 14th Slab	3.00%
On Completion of 16th Slab	3.00%
On Completion of 18th Slab	3.00%
On Completion of 20th Slab	3.00%
On Completion of Top Slab	4.00%
On Completion of finishing work	7.50%
On completion of MEP	6.50%
On Completion of Lift	5%
At the time of Possession	4%
Total	100%

Payment Plan	Remark
1)	
2)	
3)	
4)	

Applicant 1 : _____

Applicant 2 : _____

Applicant 3 : _____

Signature : _____

Signature : _____

Signature : _____

PAYMENT PLAN

Particulars	Payment
After Plinth Completion	40%
On Completion of 1st slab	15%
On Completion of 2nd slab including podium and stilt	15%
On Completion of walls, internal plaster, flooring, doors and windows	5%
On Completion of sanitary fittings, staircase, lift well, lobbies upto floor level	5%
On Completion of external plumbing, external plaster, elevation, terraces with waterproofing	5%
On Completion of lift, water pump, electrical fittings, electromechanical and environment requirements, entrance lobby, plinth protection, paving and others as prescribed in agreement	10%
On or after receipt of OC	5%