

LAUKIK VASTU LUXURIA : B WING

Flat Details	1	2	3	4	5	6	7
Flat Type	2 BHK	1 BHK	1 BHK	2 BHK	1 BHK	1 BHK	2 BHK
Flat No.	101	102	103	104	105	106	107
Carpet Area (Sq. ft.)	608	490	461	588	497	497	625
Area (Sq. Ft.)	915	735	690	885	745	745	930
Agreement Value	5500000	4407400	4129600	5321420	4407400	4407400	5589330
Government Charges							
Stamp Duty (6%)	330000	264500	247800	319300	264500	264500	335400
Metro Cess (1%)	55000	44050	41300	53210	44050	44050	55805
GST (1% & 5%)	275000	44050	41300	266070	44050	44050	279465
Registration	30000	30000	30000	30000	30000	30000	30000
Legal Charges	10000	10000	10000	10000	10000	10000	10000
Total Govt Charges	700000	392600	370400	678580	392600	392600	710670
Total Value							
Total Value	6200000	4800000	4500000	6000000	4800000	4800000	6300000
Terms and Conditions:							
❖ Booking amount of Rs. 54000/- Cheque to be issued in the name of " Laukik Development Corporation "							
❖ 1 Year Advance maintenance of Rs. 30,000/- for 1bhk and Rs. 40000/- for 2bhk at the time of Possession.							
❖ Agreement Cost Includes Basic cost, Development Charges, Club Membership Charges.							
❖ Floor Raise will be charged from 5th To 10th flr : ₹1 Lakh . 11th To 15th flr : ₹2 Lakhs . 15th flr and above : ₹3 Lakhs .							
❖ Kindly carry following at the time of Booking (Cheque Book, Pan card, Photo, Address Proof, 4 Month's salary Slip, 2 Years Form 16 & 12 Month's Bank Statement)							

LAUKIK VASTU LUXURIA : C WING

Flat Details	1	2	3	4	5	6	7
Flat Type	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	2 BHK
Flat No.	101	102	103	104	105	106	107
Carpet Area (Sq. ft.)	455	467	483	520	488	488	613
Area (Sq. Ft.)	685	700	715	760	735	735	913
Agreement Value	4129600	4129600	4407400	4696450	4407400	4407400	5500000
Government Charges							
Stamp Duty (6%)	247800	247800	264500	281800	264500	264500	330000
Metro Cess (1%)	41300	41300	44050	46930	44050	44050	55000
GST (1% & 5%)	41300	41300	44050	234820	44050	44050	275000
Registration	30000	30000	30000	30000	30000	30000	30000
Legal Charges	10000	10000	10000	10000	10000	10000	10000
Total Govt Charges	370400	370400	392600	603550	392600	392600	700000
Total Value	4500000	4500000	4800000	5300000	4800000	4800000	6200000

Terms and Conditions:

- ❖ Booking amount of **Rs. 54000/-** Cheque to be issued in the name of "**Laukik Development Corporation**"
- ❖ 1 Year Advance maintenance of **Rs. 30,000/-** for 1bhk and **Rs. 40000/-** for 2bhk at the time of Possession.
- ❖ Agreement Cost Includes Basic cost, Development Charges, Club Membership Charges.
- ❖ Floor Raise will be charged from 5th To 10th flr : **₹1 Lakh** . 11th To 15th flr : **₹2 Lakhs**. 15th flr and above : **₹3 Lakhs**.
- ❖ Kindly carry following at the time of Booking (Cheque Book, Pan card, Photo, Address Proof, 4 Month's salary Slip, 2 Years Form 16 & 12 Month's Bank Statement)

The Allottee has paid on or before execution of this agreement a sum of Rs. _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs. _____/- (Rupees _____) in the following manner :-

- i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoters after the execution of Agreement
- ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoters on completion of the Plinth of the building in which the said Unit is located.
- iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoters on completion of the slabs including stilt of the building in which the said Unit is located.
- iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Unit.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoters on completion of the Sanitary fittings, staircases, liftwells, lobbies upto the floor level of the said Unit.
- vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Unit is located.
- vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building in which the said Unit is located.
- viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Unit to the Allottee on or after receipt of occupancy certificate or completion certificate.