

**ADVANCED RENTAL SCHEME TILL POSSESSION UPTO RS 6000/- MONTH*****NO VAT,NO SERVICE TAX, SPECIAL 6:90:4 LOAN SCHEME***

Estimated Cost Sheet, PRATHAM, Talegaon Dhamdhere, Pune Nagar Road.

1-Jan-16

Flats Description	Area	OFFER RATE	Basic Value	Development Charges MSEB Charges, Legal & society formation charges	Agreement Value	SD (5%)	REGD (1%)	VAT (1%)	ST (3.63%)	TOTAL VALUE	6 % payment	Booking Amounts*
1 RK + OPEN TERRACE	357	2099	749343	220000	969343	48467	9693	9693	35187	1027504	63000	4839
1 BHK K BUILDING - NON AMENITY FACING	435	2249	978315	220000	1198315	59916	11983	11983	43499	1270214	77000	5101
1 BHK K BUILDING - AMENITY FACING OR GARDEN	435	2249	978315	250000	1228315	61416	12283	12283	44588	1302014	79000	5301
1 BHK F,G,N,O BUILDING - NON AMENITY FACING	435	2249	978315	220000	1198315	59916	11983	11983	43499	1270214	77000	5101
1 BHK F,G,N,O BUILDING - AMENITY FACING OR GARDEN	435	2249	978315	250000	1228315	61416	12283	12283	44588	1302014	79000	5301
1 BHK-AMENITY FACING + OPEN TERRACE	491	2249	1104259	250000	1354259	67713	13543	13543	49160	1435515	87000	5744
1BHK + GARDEN UNIT+AMENITY FACING	435	2499	1087065	300000	1387065	69353	13871	13871	50350	1470289	89000	5776
2 BHK E,H,M,I, L,P BUILDING NON AMENITY FACING	585	2349	1374165	220000	1594165	79708	15942	15942	57868	1689815	102000	6350
2 BHK E,H,M,I, L,P BUILDING AMENITY FACING	585	2349	1374165	250000	1624165	81208	16242	16242	58957	1721615	104000	6550
2 BHK J BUILDING AMENITY FACING	585	2349	1374165	250000	1624165	81208	16242	16242	58957	1721615	104000	6550
2 BHK + GARDEN UNIT+AMENITY FACING	585	2499	1461915	300000	1761915	88096	17619	17619	63958	1867630	113000	7285
2 BHK H,M, BUILDING NON AMENITY FACING	697	2349	1637253	220000	1857253	92863	18573	18573	67418	1968688	119000	7565
2 BHK H,M, BUILDING AMENITY FACING	697	2349	1637253	250000	1887253	94363	18873	18873	68507	2000488	121000	7765
2 BHK + GARDEN UNIT+AMENITY FACING	697	2499	1741803	300000	2041803	102090	20418	20418	74117	2164311	130000	7492

Amenity Facing or Garden View flat Charges Rs 30,000/-

Maintenance payable Rs. 3/sqft on flat salabe for 24 months at time of possession.

* Booking Amount Rs 21,000/- or as per Payment Schedule inclusive service tax as mentioned above.

Premium Optional Infrastructure charges Rs.1,25,000/- for Normal Optional Infrastructure charges.80,000/-

Payment Schedule	Particulars	Percentage	Note: (Kindly read the following terms & conditions before booking a unit).
BOOKING		15%	1) Stamp duty @ 5% Approx. Registration 1% Approx. charges at actual calculation and is payable at time of agreement registration in cheque/cash.
PLINTH		10%	2) Vat @ 1% Approx. is implemented by State Government & is applicable to all agreement made after 1st April 2010 and is payable at time of agreement.
LEVEL 1		12.50%	3) Service Tax @ 3.63% Approx. is applicable as per ammendments made by Central Finance Act 2015 and made effective from june by notification 01/2015 -
LEVEL 2		12.50%	Service Tax Dated 15/11/2015 and is payable as per payment schedule.
LEVEL 3		12.50%	4) Any other Govt. Tax Extra as applicable.
LEVEL 4		12.50%	5) Contents of this booking letter may not constitute part of the agreement & not a legal offering.
Brickwork		10.00%	6) Cheque should be drawn in favour of "PRIMARY HOUSING CORPORATION LLP".
FLOORING & FINISHING		10.00%	7) The estimates and rates quoted are provisional and valid for 7 days only. We reserves the rights to change the rates without any prior notice
Possession		5.00%	8) Agreement Execution Charges Rs 6500/- Payble in cash at the time of Agreement
			9) In Case Booking Cheque/s Return & Non-Payment of dues Flat Allotment stands Cancelled. Cancellation charges plus cheque return charges applicable - as per company policy. (Maximum Rs. 500.00)
			10) In case of Booking-Cancellation Rs. 21,000/- or 50% of the sum of the total amount paid plus due whichever is higher on the date of cancellation would be charged -
			11) Transfer is not allowed. The Applicant cannot Transfer the Registration, Booking or allotment in favor of a third party for six months from the date of the - allotment of the flat by the Company. unless approved by the Company, who may at its sole discretion permit the same on payment of transfer charges @ Rs. 100 Per Sqare Feet or 3% of Agreement Value, whichever is higher at the time of Transfer will be applicable.
			12) Maintenance payable Rs. 3/sqft on flat salabe for 24 months at time of possession.
			13) Layout is subject to change based on changes in Government / PMC norms.
			14) Efforts will be made to allot choice of parking, since allocation is strictly on a first come first serve basis.
			15) The Company reserves the right to cancel the allotment in case of non-payment of the dues from the customer.
			However at its sole discretion of the company may choose to charge delayed interest of 24% on the amount due from the client as late payment charges.

* For booking contact Mr.. Gitesh 7028028503, Ram 7028028509, Prashant : 7028028504 or email on Sales@primaryhousing.com

www.primaryhousing.com