

NYATI ESTEBAN II

MAHARERA NO. P52100053440
(www.maharera.mahaonline.gov.in)

Building Name - D1 PEARL / D2 Garnet / D3 Diamond

15-01-2025

Quotation / Discussion Purpose Only

2BHK (Series 3 & 4)

| Particular | Value | Amount |
|------------------------|-------|-----------|
| RERA Carpet (Sq. Mtr) | 77.75 | |
| Carpet Area (SqFt) | 837 | |
| Agreement Price | | 72,66,400 |
| TDS 1% Applicable *** | | |
| GST On Agreement Value | 5% | 3,63,320 |
| Stamp Duty on AV | 7% | 5,08,704 |
| Registration | | 30,000 |
| Legal Fees | | 14,000 |
| All inclusive | | 81,82,424 |

Quotation / Discussion Purpose Only

3BHK (Series 1 & 2)

| Particular | Value | Amount |
|------------------------|--------|-------------|
| RERA Carpet (Sq. Mtr) | 112.77 | |
| Carpet Area (SqFt) | 1213 | |
| Agreement Price | | 1,05,27,600 |
| TDS 1% Applicable *** | | |
| GST On Agreement Value | 5% | 5,26,380 |
| Stamp Duty on AV | 7% | 7,37,000 |
| Registration | | 30,000 |
| Legal Fees | | 14,000 |
| All inclusive | | 1,18,34,980 |

At The Time of Possession

| | |
|-------------------------------|----------|
| Maintenance (12months) | 47,400 |
| GST on Maintenance | 8,532 |
| Society Deposit (Corpus Fund) | 1,00,000 |
| MSEB Charges / As actual | 6,700 |
| MNGL Gas Pipe Line | 6,000 |
| STP Maintenance (24months) | 12,000 |
| GST on STP | 2,160 |
| Total Payable | 1,82,792 |

At The Time of Possession

| | |
|-------------------------------|----------|
| Maintenance (12months) | 68,700 |
| GST on Maintenance | 12,366 |
| Society Deposit (Corpus Fund) | 1,25,000 |
| MSEB Charges / As actual | 6,700 |
| MNGL Gas Pipe Line | 6,000 |
| STP Maintenance (24months) | 19,200 |
| GST on STP | 3,456 |
| Total Payable | 2,41,422 |

Booking amount and all payments towards final Agreement Value to be in favour of Nyati Realtors LLP - Nyati Esteban II
Master Collection

Stamp Duty and Registration amount to be paid in favour of NYATI REALTORS LLP A/C E PAYMENT, within 15 days from the date of Booking and at least 3 working days before the date of registration

GST to be paid by separate cheque in favor of NYATI REALTORS LLP

Agreement Values are subject to change without prior notice

*Govt. Taxes may vary as per govt. policies and are to be paid as per actuals

Floor Rise, PLC will be Applicable.

*TDS 1% applicable if Agreement Value is above 50L. (Paid by Client within 30days post Agreement)

Possession date Sep 2027.

All the above Values are valid upto 7 days from the date of issue

*Total Area includes : Carpet Area of the Unit + Sit out area (As applicable to the specific unit)

RERA Payment Plan

| % of the Sale Price | Particular |
|----------------------------|--|
| 10% | At the time of application. |
| 20% | At the time of the registration of the document. |
| 15% | upon completion of the plinth/Basement slab of the building of the said apartment/unit. |
| 4% | upon casting of 1st floor slab of the building of the said apartment/unit. |
| 4% | upon casting of 5th floor slab of the building of the said apartment/unit. |
| 4% | upon casting of 9th floor slab of the building of the said apartment/unit. |
| 3% | upon casting of 13th floor slab of the building of the said apartment/unit. |
| 2% | upon casting of 17th floor slab of the building of the said apartment/unit. |
| 2% | upon casting of 21st floor slab of the building of the said apartment/unit. |
| 2% | upon casting of 25th floor slab of the building of the said apartment/unit. |
| 2% | upon casting of 28th floor slab of the building of the said apartment/unit. |
| 2% | upon casting of Terrace slab of the building of the said apartment/unit. |
| 5% | upon completion of the walls, internal plastering of the said apartment/unit. |
| 5% | on completion of the floorings, terraces and waterproofing of the said apartment/unit. |
| 5% | on completion of the staircases, lift wells, lobbies up to the floor level of the said apartment/unit. |
| 5% | on completion of lifts, external plumbing, electrical points, entrance lobbies and plinth protection of the building of the said apartment/unit. |
| 5% | on completion of sanitary, C P fittings, waterpumps, paving, external plaster and other works related to completion of said apartment/unit and the building. |
| 5% | at the time of Possession of the said apartment/unit. |
| 100% | |