

RAHEJA WATERFRONT - KULAI, MANGALORE / DEAL NOTE

BUILDING NAME	Atlantic
WING	B
FLAT TYPE	2BHK
FLAT NO.	1704
FLOOR	17
SALEABLE AREA (SQ.FT.)	1,225
CARPET AREA (SQ.FT.)	906
CURRENT RATE	4,500
FLOOR RISE (RS.20/-)	320
FINAL RATE	4,820
TOTAL - A - GROSS PRICE (WITH 1 OPEN CAR PARK)	6,004,500

STATUTORY CHARGES	AMOUNT	STAGE OF PAYMENT
STAMP DUTY (0.1% OF GROSS PRICE) ON SALE AGREEMENT	6004.5	On 20% payment of Gross Price
STAMP DUTY (5.5% OF GROSS PRICE)	330,248	On execution of Sale deed -Registration
REGISTRATION 1% OF GROSS PRICE	60,045	On Registration of Sale deed
VAT (4% OF GROSS PRICE)	240,180	With each Instalment of Gross Price
SERVICE TAX (4.35%)	262,963	With each Instalment of Gross Price
TOTAL - B	899,440	

OTHER CHARGES	AMOUNT	STAGE OF PAYMENT
MAINTENANCE SOCIETY DEPOSIT (24 MONTHS)	65,268	On Possession
LEGAL CHARGES	10,000	On Possession
CLUB HOUSE CHARGES	30,625	On Possession
MESCOM & MWSSB CHARGES (TBD)	0	As applicable On Possession
CORPORATION DOOR NO. MISC. CHARGES (TBD)	0	As applicable On Possession
RETICULATED GAS CONNECTION CHARGES (TBD)	0	As applicable On Possession
TOTAL - C	105,893	

GRAND TOTAL : A+B+C	7,009,833
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Notes:

- Price and Availability, subject to revision/ withdrawal at sole discretion of the company without prior intimation.
- The purchaser shall bear and pay prevailing rate of taxes towards Stamp duty, Registration, VAT,ST etc. or any other Statutory Taxes as and when it is applicable.
- Applicable VAT & Service Tax on Other Charges will be payable, once its finalized.

Please issue cheque as follows:

- Booking cheques to be drawn in favour of "RUL RAHEJA WATERFRONT RECEIPTS - ESCROW"
- Service Tax cheques to be drawn in favour of " Raheja Universal (Pvt.) Ltd." (will be payable with every installment)
- VAT cheques to be drawn in favour of "Raheja Universal A/c KVAT" (will be payable with every installment)

CONSTRUCTION LINKED PAYMENTS		DUE
Construction Linked Payments	PERCENTAGE	
Earnest	15%	90%
Plinth	15%	
1st Slab	6%	
3 rd Slab	6%	
5 th Slab	6%	
7 th Slab	6%	
9 th Slab	6%	
11 th Slab	6%	
13 th Slab	6%	
15 th Slab	6%	
17 th Slab	6%	
19 th Slab	6%	
Flooring	4%	
Sanitary ware	4%	
Intimation of Possession	2%	
TOTAL	100.00%	