

RAHEJA WATERFRONT - KULAI, MANGALORE / DEAL NOTE		
BUILDING NAME	Atlantic	Pacific
WING	A	A
FLAT TYPE	2BHK	2BHK
FLAT NO.	1705	1905
FLOOR	17	19
SALEABLE AREA (SQ.FT.)	975	975
CARPET AREA (SQ.FT.)	723	723
CURRENT RATE	3,500	3,500
FLOOR RISE (RS.20/-)	320	360
FINAL RATE	3,820	3,860
TOTAL - A - GROSS PRICE (WITH 1 OPEN CAR PARK)	3,824,500	3,863,500

STATUTORY CHARGES	AMOUNT	AMOUNT	STAGE OF PAYMENT
STAMP DUTY (0.1% OF GROSS PRICE) ON SALE AGREEMENT	3824.5	3863.5	On 20% payment of Gross Price
STAMP DUTY (5.5% OF GROSS PRICE)	210,348	212,493	On execution of Sale deed -Registration
REGISTRATION 1% OF GROSS PRICE	38,245	38,635	On Registration of Sale deed
VAT (4% OF GROSS PRICE)	152,980	154,540	With each Instalment of Gross Price
SERVICE TAX (4.35%)	167,861	169,558	With each Instalment of Gross Price
TOTAL - B	573,258	579,089	

OTHER CHARGES	AMOUNT	AMOUNT	STAGE OF PAYMENT
MAINTENANCE SOCIETY DEPOSIT (24 MONTHS)	51,948	51,948	On Possession
LEGAL CHARGES	10,000	10,000	On Possession
CLUB HOUSE CHARGES	24,375	24,375	On Possession
MESCOM & MWSSB CHARGES (TBD)	0	0	As applicable On Possession
CORPORATION DOOR NO. MISC. CHARGES (TBD)	0	0	As applicable On Possession
RETICULATED GAS CONNECTION CHARGES (TBD)	0	0	As applicable On Possession
TOTAL - C	86,323	86,323	

GRAND TOTAL : A+B+C	4,484,081	4,528,912
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Notes:
1. Price and Availability, subject to revision/ withdrawal at sole discretion of the company without prior intimation.
2. 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.
3. Applicable VAT & Service Tax on Other Charges will be payable, once its finalized.

Please issue cheque as follows:
1. Booking cheques to be drawn in favour of "RUL RAHEJA WATERFRONT RECEIPTS - ESCROW"
2. Service Tax cheques to be drawn in favour of " Raheja Universal (Pvt.) Ltd." (will be payable with every installment)
3. 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	PERCENTAGE	
Earnest	15%	15%	90%
Plinth	15%	15%	
1st Slab	6%	5%	
3 rd Slab	6%	5%	
5 th Slab	6%	5%	
7 th Slab	6%	5%	
9 th Slab	6%	5%	
11 th Slab	6%	5%	
13 th Slab	6%	5%	
15 th Slab	6%	5%	
17 th Slab	6%	5%	
19 th Slab	6%	5%	
21st Slab	-	5%	
23rd Slab	-	5%	
Flooring	4%	4%	
Sanitary ware	4%	4%	
Intimation of Possession	2%	2%	
TOTAL	100.00%	100.00%	