

Arvind Forest Trails Provisional Cost Sheet		Villa No.	B29
		Villa Type	5 BHK Luxe
		Status	Available
Basic Cost (BSP)	Construction Carpet area as per RERA (sqft)	2465.79	
	Additional Carpet Area (Balcony/Wash/Parking) (sqft)	453.27	
	Total Usable Area (sqft)	2919.06	
	Total Villa Basic Cost (INR)	23346000	
PLC (Preferential Location Charges)	East & North Facing	778200	
	Landscape/Garden/Forest Trail Facing	0	
	Side Garden Facing	0	
	Corner Plot (2 Side Road)	0	
	Land Area (Exclusive Right of Use) in sqft	0.00	
	Extra Land Area In Sqft @Rs 4000/- psf on Land other than the footprint + wash area of the unit	0	
	Total PLC Cost (INR)	778200	
Other Charges 1 (OC1)	Common Infrastructure Development Charges	1447452	
	Common Amenities Charges	1447452	
	Partial Power Back up charges	50000	
	Total Other Charges 1 (INR)	2944904	
Consideration Value (INR)		27069104	
Other Charges 2 (OC2)	Legal Charges	100000	
	Power & Water Infrastructure Charges	200000	
	Maintenance Deposit	100000	
	Maintenance Advance for 12 months	140115	
	Documentation/Processing Charges	35000	
	Total Other Charges 2 (INR)	575115	
Total Cost (INR)		27644219	

Payment Schedule					
S.No.	Description	% Milestones	Amount	GST	Total
1	On Booking	10% of [BSP + PLC + OC1]	27,06,910	1,35,346	28,42,256
2	On ATS Registration (30 Days from Booking Date)	15% of [BSP + PLC + OC1]	40,60,366	2,03,018	42,63,384
3	On Completion of 3rd Slab (2nd Floor Ceiling)	25% of [BSP + PLC + OC1]	67,67,276	3,38,364	71,05,640
4	On Completion of Blockwork & Internal Plaster	25% of [BSP + PLC + OC1]	67,67,276	3,38,364	71,05,640
5	On Completion of Windows & Flooring	20% of [BSP + PLC + OC1]	54,13,821	2,70,691	56,84,512
6	On Notice of Possession	5% of [BSP + PLC + OC1]	13,53,455	67,673	14,21,128
		100% OC2	5,75,115	85,521	6,60,636
Grand Total			2,76,44,219	14,38,976	2,90,83,195

First / Sole Applicant

Second Applicant

Third Applicant

Terms & Conditions:

1. The Promoter understands that the allotment of the unit and this cost sheet is provisional and the Promoter and/or allottee shall have the right to cancel the allotment of the unit upto the realization of 10% of Agreement value or registration of the Agreement to Sale in favor of the allottee, whichever is later.

2. GST to be collected along with each installment. Current GST rates applicable @ 5% on other charges such as Infrastructure Development Charges, Club House & Common Amenities Charges, Legal Charges & Partial Power Backup charges etc. GST to be collected along with each instalment. Current GST rates @ 18% applicable on Maintenance advance, Documentation/Processing Charges etc. GST is computed herein is based on the applicable laws and the best practices existing as of date. The above GST rates are subject to any change in law or any different interpretation of rate applicability by the competent authority.

3. Any additional tax to be paid on account of change in understanding or deficit in GST rate differences as may be claimed by the Govt. Authorities in future will be borne by the Applicant (s) including interest and penalty, if any.
4. Security Deposits, fees, charges, costs (Individual or proportionate) payable directly to any utility supplier including BWSSB, BESCOM or indirectly to any supplier, vendors, contractors, consultants for the provision of any utilities will be payable extra on actuals.
5. Stamp duty & registration charges will be payable as applicable and demanded by the concerned sub registrar at the time of registration
6. Detailed terms and conditions will be shared at the time of booking and/or Agreement to Sale.
7. Cheque to be issued in favour of " Arvind Smartspaces Ltd Arvind Forest Trails Collection A/C"
8. TDS is applicable on sale of immovable property wherein the sale consideration of the property / Guideline value of the property as on the date of registration of deed of conveyance whichever is higher exceeds or is equal to Rs.50,00,000/- (Rupees Fifty Lakhs) @1% or such rate as applicable from time to time.
9. The Club House will be constructed on civic amenity land, in compliance with Applicable Law. As and when the Club House construction is complete and occupancy certificate for the Project is obtained from the building plan sanctioning authority, the Developer undertakes to inform STRR Planning Authority of the same. The delivery of the constructed Club House to the association of the residents of the Project and/ or association of residents of the composite development as the case may be, will be
10. TDS to be deducted @1% if consideration value is greater than Rs. 50 Lacs.
You are requested to ensure the payment of TDS amount and submit the TDS paid challans to us for our records.
11. The Water & Power Charges mentioned in above cost sheet are based on the actuals charged by the relevant authorities and the same are subject to revision/change based on the actuals chargeable at the time of possession. The applicant shall be liable to pay the charges mentioned above or actuals at the time of possession whichever is higher.
12. No payments or considerations of any kind will be accepted in cash.
13. No Customization/modifications/alterations/special terms/design enhancements/deviation in terms/verbal or written communications other than what is mentioned in Agreement to Sale or Sale Deed will be entertained.
14. TDS related details:
 - a. Tax Applicable: (0021) INCOME-TAX (OTHER THAN COMPANIES)
 - b. Address of transferor: Arvind Smartspaces Ltd.
24, Government Servant's Society, Near Municipal Market, off C.G. Road, Navrangpura, Ahmedabad – 380009, Gujarat
 - c. Address of property: Arvind Forest Trails, Survey No 95/2, Bagalur-Sarjapura Road, Sarjapura Hobli, Anekal Taluk, Bengaluru, Karnataka 562125
 - d. PAN card of Promoter: AAHCA5001H

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