

Particulars		Primary Applicant	1st Co-applicant	RAHUL ASTON THE GEM OF HINJAWADI	
Name of Customer					
Date of Booking		01-Jan-26			
Floor		2 BHK			
Flat Number		-201		Available	
Configuration of Apartment		2		Particulars	Amount
Carpet Area (sq.ft.)		794		Booking Amount (10%)	9,70,260
A Basic Cost		97,02,600		TDS (1%)	97,026
B Stamp Duty 6%		5,82,300		Stamp Duty 6%	5,82,300
C Registration Charges		30,000		Registration Charges Fix	30,000
D GST @ 5%		4,85,130		GST on Booking Amt	48,513
Total Cost		1,08,00,030		Total Initial Contribution	17,28,099

INSTALLEMENTS					
%	PAYMENT SCHEDULE	Flat Payment Break Up	1% TDS. If Applicable	Installments	GST
30%	Not exceeding 30 % of the total consideration at the time of Agreement.	29,10,780	-	29,10,780	1,45,539
15%	Not exceeding 45% of the total consideration on Completion of Plinth of the building.	14,55,390	-	14,55,390	72,770
25%	Not exceeding 70% of the total consideration on Completion of Slab of the said Flat.	24,25,650	-	24,25,650	1,21,283
5%	Not exceeding 75% of the total consideration on Completion of Wall, internal plaster, floorings, doors and windows of the said flat.	4,85,130	-	4,85,130	24,257
5%	Not exceeding 80% of the total consideration on Completion of sanitary fittings, staircase, Lift Wall, lobbies upto floor level of the said flat.	4,85,130	-	4,85,130	24,257
5%	Not exceeding 85% of the total consideration on Completion of external Plumbing and external Plaster, elevation, terraces, with waterproofing of the building.	4,85,130	-	4,85,130	24,257
10%	Not exceeding 95% of the total consideration on completion of the lift, water pumps, electrical fittings, electro mechanical and environment requirements, entrance Lobby/s, Plinth Protection, Paving of areas appertain and all other requirements as per the Agreement.	9,70,260	-	9,70,260	48,513
5%	At the time of handing over the possession of the flat on or after receipt of Occupancy Certificate or Completion Certificate.	4,85,130	-	4,85,130	24,257
100%	TOTAL	97,02,600	-	97,02,600	4,85,130

Notes -

- 1) Booking Amount:- INR 2,00,000/- cheque/DD in favour of "RAHUL CONSTRUCTION".
- 2) Agreement to be executed within 15 days from Date of Booking.
- 3) Maintenance:- 2 BHK Rs. 1,35,000/- & 3 BHK 1,60,000/- + GST applicable as per govt norms for 24 months payable from 1st Possession of Building or till the funds are exhausted, whichever is earlier.
- 4) 1% TDS applicable on all transactions having Agreement Value above INR 50 Lakhs.
- 5) TDS to be paid by Purchaser within 7 Days from Date of Registration.
- 6) Govt. Rates & Taxes are subject to change without prior notice. Govt. Rates and Taxes may vary and it will be paid at actuals by the Customer.
- 7) The Govt. Rates and Taxes applicable at the time of execution of agreement, or as the case may be, will be applicable.
- 8) Additional Legal charges for Domestic is Rs. 15,000/- and for NRI is Rs. 16000/- will be payable at the time of agreement.
- 9) Stamp Duty may differ, depending on the Govt. valuation and premiums applicable by the Statutory authority.
- 10) No choice of parking will be given, parking will be allotted on the basis of Date of Booking only.
- 11) Bank Disbursement needs to be completed with 8 working days from the date you receive documentation for Bank Loan Process.
- 12) Rahul Construction Co. & Justo Realfintech Pvt. Ltd. Will not be responsible for any offer given by any third party.
- 13) Purchaser has to submit Loan Sanction letter even if the payment is done by Own Contribution.
- 14) If the Agreement is not registered within 15 Days from the Date of Booking, as per the company policy the booking will be treated as Cancelled.
- 15) Cancellation charges of Rs. 50,000/- will be levied if the booking is cancelled after 30 days from Date of Booking.
- 16) Management reserves the right of Cancellation at its discretion.
- 17) Cost covers 1 Covered Car Parking for each flat.
- 18) Customization or Alteration of the Flat is strictly not allowed.

Disclaimer:- This quote is totally conceptual & not a legal offering, and the management reserves the right to add, delete or alter any details in its discretion to make improvements as and when required.

RTGS/NEFT Details for bookings as follows:-	RTGS/NEFT Details for GST Payment are as follows :-	RTGS/NEFT Details for SDR Payment are as follows :-
Beneficiary Name - Rahul Construction	Beneficiary Name - Rahul Construction	Beneficiary Name - Rahul Construction
Bank Name - ICICI Bank	Bank Name - ICICI Bank	Bank Name - ICICI Bank
Account Number - 777705061330	Account Number - 624005026577	Account Number - 624005026575
IFSC Code - ICIC0006240	IFSC Code - ICIC0006240	IFSC Code - ICIC0006240
Type of Account - Current	Type of Account - Current	Type of Account - Current
Branch - Bhandarkar Road, Pune	Branch - Bhandarkar Road, Pune	Branch - Bhandarkar Road, Pune

Customer Signature

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Primary Applicant	
1st Co-applicant	
Banking Details	
LOAN ASSISTANCE PLEASE CONTACT OUR BANKER -	