

NESTERRA

COST SHEET FOR WING A-8 & A-5

PARTICULAR	2BHK	2BHK	2BHK	3BHK
Total Carpet Area + Balcony	798	813	820	1043
Agreement Cost	74,93,600	76,29,600	76,90,800	97,92,000
GST @ 5%	3,74,680	3,81,480	3,84,540	4,89,600
Stamp Duty @ 7%	5,24,600	5,34,100	5,38,400	6,85,500
Registration	30,000	30,000	30,000	30,000
Grand Total	84,22,880	85,75,180	86,43,740	1,09,97,100

TERMS & CONDITIONS

- **Payment Terms:** The total agreed cost must be paid as per the defined payment schedule.
- **Amenity-Facing Charges:** ₹100 per sq. ft. will be charged for units facing project amenities.
- **Floor Rise Charges:**
 - ₹100 per sq. ft. applicable for the 6th, 7th, and 8th floors
 - ₹200 per sq. ft. applicable for the 9th, 10th, and 11th floors
- **Society Fund:** A one-time contribution of ₹50,000 is payable on possession.
- **Maintenance Charges:** Two years' maintenance will be charged at ₹5 per sq. ft. of carpet area, payable upon possession. *(Government taxes as applicable)*
- **Legal & Documentation Charges:** A fee of ₹15,000 is payable at the time of agreement for legal and document processing.
- **TDS Compliance:** The buyer is responsible for deducting and depositing 1% TDS on property values exceeding ₹50 lakhs, in accordance with government regulations.
- **Agreement Execution:** The agreement must be executed within 15 days from the date of application. Failing which, the application is subject to cancellation without prior notice.
- **Parking:** One parking slot at the basement level is included in the price. Charges will apply for parking upgrades.
- **Statutory Charges:** All applicable government charges including GST, stamp duty, registration fees, and other levies will be borne by the buyer as per prevailing norms.
- **Cancellation Policy:** A cancellation fee of ₹25,000 will be deducted as administrative charges.
- **Design Modifications:** No internal changes, modifications, or structural alterations will be permitted.
- **Communication Protocol:** Only written communication will be considered official. Verbal commitments shall not be entertained.

- **Confidentiality Clause:** The cost sheet is intended for internal reference and not for external distribution.
- **Home Loan Assistance:** For loan-related queries, you may contact our dedicated representatives:
Any Home Loan Sanction taken Out Side of the **Nesterra Banking Team**, APF Charges of **Rs.50000/-** will be applicable.
 - HDFC Bank – Mr. Praful Londhe / Rakesh–  9518797180 / 9373220198
 - ICICI Bank – Mr. Sharad Londhe –  8329068969
 - SBI Bank – Mr. Vinod –  9767896088
 - Bajaj Housing – Mr. Vivek Kankal –  8208431615
 - Bank Of Maharashtra- Bank Of India – Prasad -  8380015461
 - Punjab National Bank – Sunil –  9156442434
 - LIC- Prashant –  8888874110
 - Union Bank Of India – Ankush -  8007551173

Payment Schedule

Sr No	RERA Payment Slabs	%	Total
1	Towards Booking	10.00	10.00
2	Before The Execution of Agreement	10.00	20.00
3	On Commencement of Excavation	15.00	35.00
4	On Commencement of The Plinth	10.00	45.00
5	On Commencement of the 2nd Slab	8.00	53.00
6	On Commencement of the 5th Slab	7.00	60.00
7	On Commencement of the 8th Slab	10.00	70.00
8	On Commencement of the 10th Slab	10.00	80.00
9	On Commencement of Brick Work of the said Unit	5.00	85.00
10	On Commencement of Plaster Work of the said Unit	5.00	90.00
11	On Commencement of Tilling /Flooring Work of the said Unit	5.00	95.00
12	On Possession or Completion Certificate	5.00	100.00