

**Unit Details**

|                              |              |                                      |       |
|------------------------------|--------------|--------------------------------------|-------|
| <b>Tower</b>                 | Tower L      | <b>Carpet Area Rera (in Sq.mtr.)</b> | 63.63 |
| <b>Unit Number</b>           | L1401        | <b>Exclusive Area (in Sq.mtr.)</b>   | 8.94  |
| <b>Floor</b>                 | 14th floor   | <b>Total Area (in Sq.mtr.)</b>       | 72.57 |
| <b>Typology</b>              | 2 BHK        |                                      |       |
| <b>Carpet Area Amount</b>    | 73,35,836.68 |                                      |       |
| <b>Exclusive Area Amount</b> | 10,30,683.32 |                                      |       |

**Sale Consideration**

| Description                   | Amount (INR)     |
|-------------------------------|------------------|
| <b>Flat/Unit Cost</b>         | 83,66,520        |
| <b>CAR PARKING CHARGES</b>    | 4,00,000.00      |
| <b>INFRA CHARGES</b>          | 3,33,480.00      |
| <b>Sale Consideration (A)</b> | <b>91,00,000</b> |

**Payment Plan**

| Milestone  | %    | Amount (INR)        | GST (INR)          | Total               |
|--|------|---------------------|--------------------|---------------------|
| Booking Amount   | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| Within 30 days of booking  | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| Completion of Lower Basement Roof Slab                                 | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Completion of 2nd Floor Slab  | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Completion of 8th Floor slab  | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Completion of 16th Floor Slab                                       | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Completion of 21st Floor Slab                                       | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Completion of Flooring of the Unit/Apartment                        | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Completion of 1st Coat of Internal Painting of the unit/Apartment   | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Notice of Possession  | 10 % | 9,10,000.00         | 45,500.00          | 9,55,500.00         |
| On Notice of Possession - Advance Maintenance and Sinking Fund charges | 0 %  | 80,035.20           | 7,203.17           | 87,238.37           |
| <b>Total</b>   |      | <b>91,80,035.20</b> | <b>4,62,203.17</b> | <b>96,42,238.37</b> |

**Estimated Other Charges**

| Description                        | Amount (INR)     |
|------------------------------------|------------------|
| <b>Advance Maintenance Charges</b> | 40,017.60        |
| <b>Sinking Fund Deposit</b>        | 40,017.60        |
| <b>Estimated other charges (B)</b> | <b>80,035.20</b> |

**Government Levies**

| Description                             | Amount (INR)       |
|---|--------------------|
| <b>Goods and Service Tax (GST)</b>      | 4,62,203.17        |
| <b>Total Govt. Levies incl. GST (C)</b> | <b>4,62,203.17</b> |

|   |                     |
|---|---------------------|
| <b>Total Sale Price including Government Levies (A+B+C)</b> | <b>96,42,238.37</b> |
|---|---------------------|

**Terms & Conditions**

-Areas, specifications, plans, images and other details are indicative and are subject to change.  
 -Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges / other levies, taxes, duties, cesses, / EDC / IDC, Land under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be solely borne by the Applicant(s).  
 -"Estimated Other Charges" as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.  
 -"Estimated Other Charges" are compulsory in nature and are payable over and above the Sale Consideration of the Apartment.  
 -As per the extant regulations (which may change as per the govt. regulation) the GST on the following, as applicable, shall be as under for Typology- 2 BHK, 3 BHK:  
 Basic Price/Flat/Unit Cost: 5%  
 Floor rise charges:5%  
 Premium location charges (PLC):5%  
 Covered Car Parking(s) charges: 5%  
 Infra Charges: 5%  
 Advance Maintenance Charges: 18%  
 -Whereas, GST applicable on the following, as applicable, for unit typology1 BHK with Sale consideration value less than 45 Lacs:  
 Basic Price/Flat/Unit Cost: 1%  
 Floor rise charges:1%  
 Premium location charges (PLC):1%  
 Covered Car Parking(s) charges: 1%  
 Infra Charges: 1%  
 Advance Maintenance Charges: 18%  
 -Whereas, GST applicable on the following, as applicable, for unit typology- 1 BHK with Sale consideration value more than 45 Lacs:  
 Basic Price/Flat/Unit Cost: 5%  
 Floor rise charges:5%  
 Premium location charges (PLC):5%  
 Covered Car Parking(s) charges: 5%  
 Club House Charges: 18%  
 Infra Charges: 5%  
 Advance Maintenance Charges: 18%  
 -Taxes and Government duties/levies/cesses are non-refundable.  
 -The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.  
 -This is not an offer or an invitation to offer for sale of apartments/flats/units in this project. Subject to title and location clearances, necessary approvals/permissions.  
 -This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.  
 -1 square meter = 10.7639 square feet.  
 -All cheque/demand drafts/remittance should be issued / deposited in favour of "GODREJ PARK RETREAT ACCOUNT"  
 -If any of the payment cheques/banker's cheque or any other payment instruction of/by the Allottee/s towards the Application Money or a part thereof at 10% of the Sale Consideration (as described in the Payment Plan under Annexure 'F' of the Application Form) is/are not honoured in the first instance for any reason whatsoever, the Developer may at its discretion cancel/terminate the Application Form without any further notice to the Applicant.  
 -The cheque dishonour charges payable for dishonour of a particular instalment payment or a part thereof, for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.  
 -Notwithstanding anything stated herein, if any of the payment cheques/banker's cheque or any other payment instruction of/by the Allottee/s is/are not honoured for any reason whatsoever, then the same shall be treated as non-payment on the part of the Allottee and the Developer may at its option be entitled to exercise the recourse available under the terms of the Application Form.

-ADDITIONAL INFORMATION FOR NRI / FOREIGN NATIONAL OF INDIAN ORIGIN:  
 a) Name of Bank:  
 b) NRE/NRO/FCNR Account No:  
 c) For the purpose of remitting funds from abroad by the Applicant(s), the following are the particulars of the beneficiary:  
 i) Beneficiary's Name: GODREJ PARK RETREAT PHASE 2 COLLECTION ACCOUNT A/C  
 ii) Beneficiary's Account No.: 922020061043944  
 iii) Bank Name: AXIS Bank  
 iv) Bank Address: No 9 Block A, Mahatma Gandhi Rd Esquire Centre, Bengaluru, Karnataka 560001  
 v) Swift Code: AXISINBB009  
 vi) IFSC Code: UTIB0000009

-SGST, CGST figures shown are approximate indications and will be charged at actuals as applicable.  
 -The costs mentioned above are exclusive of any registration and stamp duty charges and any other charges/taxes charged in relation to the Apartment.  
 -The total cost of the Apartment is the final negotiated price after considering GST benefit / GST Credit pass back.  
 -The project has been registered as Godrej Park Retreat: Phase 2 RERA Registration Number: PRM/KA/RERA/1251/446/PR/130723/006056 available at website: <http://rera.karnataka.gov.in>  
 -The Applicant(s) shall, on demand from the Developer, pay the charges towards registration of Agreement for Sale and the applicable stamp duty on the Agreement for Sale as per the provisions of applicable law/s as amended from time to time.  
 -As per the applicable law/s, registration of Agreement for Sale is mandatory and need to be executed within 30 days from date of booking  
 -E&OE

|                    |                |                |
|--------------------|----------------|----------------|
| Primary Applicant: | 2nd Applicant: | 3rd Applicant: |
|--------------------|----------------|----------------|