

## NYATI ESTEBAN II

MAHARERA NO. P52100053440  
(www.maharera.mahaonline.gov.in)

Building Name - D1 PEARL / D2 Garnet / D3 Diamond

20-07-2025

### Quotation / Discussion Purpose Only

#### 2BHK (Series 3 & 4)

Particular	Value	Amount
RERA Carpet (Sq. Mtr)	77.75	
Carpet Area (SqFt)	837	
Agreement Price		75,07,200
TDS 1% Applicable ***		
GST On Agreement Value	5%	3,75,360
Stamp Duty on AV	7%	5,25,600
Registration		30,000
Document Handling		6,000
Legal Fees		12,000
All inclusive		84,56,160

### Quotation / Discussion Purpose Only

#### 3BHK (Series 1 & 2)

Particular	Value	Amount
RERA Carpet (Sq. Mtr)	112.77	
Carpet Area (SqFt)	1213	
Agreement Price		1,08,73,600
TDS 1% Applicable ***		
GST On Agreement Value	5%	5,43,680
Stamp Duty on AV	7%	7,61,200
Registration		30,000
Document Handling		6,000
Legal Fees		12,000
All inclusive		1,22,26,480

### At The Time of Possession

Maintenance (12months)	47,400
GST on Maintenance	8,532
Society Deposit (Corpus Fund)	1,00,000
MSEB Charges / As actual	6,700
MNGL Gas Pipe Line	6,000
STP Maintenance (24months)	12,000
GST on STP	2,160
Total Payable	1,82,792

### At The Time of Possession

Maintenance (12months)	68,700
GST on Maintenance	12,366
Society Deposit (Corpus Fund)	1,25,000
MSEB Charges / As actual	6,700
MNGL Gas Pipe Line	6,000
STP Maintenance (24months)	19,200
GST on STP	3,456
Total Payable	2,41,422

Booking amount and all payments towards final Agreement Value to be in favour of **Nyati Realtors LLP - Nyati Esteban II**

#### Master Collection

Stamp Duty and Registration amount to be paid in favour of **NYATI REALTORS LLP A/C E PAYMENT**, within 15 days from the date of Booking and at least 3 working days before the date of registration

GST to be paid by separate cheque in favor of **NYATI REALTORS LLP**

Agreement Values are subject to change without prior notice

\*Govt. Taxes may vary as per govt. policies and are to be paid as per actuals

**Floor Rise, PLC will be Applicable.**

\*TDS 1% applicable if Agreement Value is above 50L. (Paid by Client within 30days post Agreement)

Possession - D1/D2 (Sep 2027), D3/D4/D5 (Dec 2028)

All the above Values are valid upto 7 days from the date of issue

\*Total Area includes : Carpet Area of the Unit + Sit out area (As applicable to the specific unit)

### **RERA Payment Plan**

<b>% of the Sale Price</b>	<b>Particular</b>
<b>10%</b>	<b>At the time of application.</b>
<b>20%</b>	<b>At the time of the registration of the document.</b>
<b>15%</b>	<b>upon completion of the plinth/Basement slab of the building of the said apartment/unit.</b>
<b>4%</b>	<b>upon casting of 1st floor slab of the building of the said apartment/unit.</b>
<b>4%</b>	<b>upon casting of 5th floor slab of the building of the said apartment/unit.</b>
<b>4%</b>	<b>upon casting of 9th floor slab of the building of the said apartment/unit.</b>
<b>3%</b>	<b>upon casting of 13th floor slab of the building of the said apartment/unit.</b>
<b>2%</b>	<b>upon casting of 17th floor slab of the building of the said apartment/unit.</b>
<b>2%</b>	<b>upon casting of 21st floor slab of the building of the said apartment/unit.</b>
<b>2%</b>	<b>upon casting of 25th floor slab of the building of the said apartment/unit.</b>
<b>2%</b>	<b>upon casting of 28th floor slab of the building of the said apartment/unit.</b>
<b>2%</b>	<b>upon casting of Terrace slab of the building of the said apartment/unit.</b>
<b>5%</b>	<b>upon completion of the walls, internal plastering of the said apartment/unit.</b>
<b>5%</b>	<b>on completion of the floorings, terraces and waterproofing of the said apartment/unit.</b>
<b>5%</b>	<b>on completion of the staircases, lift wells, lobbies up to the floor level of the said apartment/unit.</b>
<b>5%</b>	<b>on completion of lifts, external plumbing, electrical points, entrance lobbies and plinth protection of the building of the said apartment/unit.</b>
<b>5%</b>	<b>on completion of sanitary, C P fittings, waterpumps, paving, external plaster and other works related to completion of said apartment/unit and the building.</b>
<b>5%</b>	<b>at the time of Possession of the said apartment/unit.</b>
<b>100%</b>	