



VTOP VELESTA

2 & 3 BHK P Homes

PUNAWALE, PUNE

MahaRERA Reg No: PR1260002601596



1. UNIT PRICING BREAKDOWN

Configuration	Carpet Area (Sq.Ft.)	Agreement Value (₹)	Stamp Duty (7%) (₹)	Registration (₹)	GST (5%) (₹)	Total Cost (₹)
2 BHK	710	68,59,000	4,81,000	30,000	3,43,000	77,13,000
2 BHK	790	76,93,000	5,39,000	30,000	3,85,000	86,47,000
Smart 3 BHK	952	91,98,000	6,44,000	30,000	4,60,000	1,03,32,000

2. CONSTRUCTION LINKED PAYMENT SCHEDULE (Base Illustration: 2BHK 710 Sq.Ft. @ 72.02L)

Sr. No.	Payment Milestone / Stage	Percentage (%)	Amount (₹)
1	At the time of Booking	10 %	7,20,200
2	Stamp Duty & Registration (payable within 7 days)	Statutory	5,11,000
3	On or Before Agreement	10 %	7,20,200
4	After Completion of Foundation	10 %	7,20,200
5	After Completion of Plinth	15 %	10,80,300
6	After Commencement of Slabs 3 rd Slab	4 %	14,40,400
7	After Commencement of Slabs 6 th Slab	4 %	2,88,080
8	After Commencement of Slabs 9 th Slab	4 %	2,88,080
9	After Commencement of Slabs 12 th Slab	4 %	2,88,080
10	After Commencement of Slabs 15 th Slab	4 %	2,88,080
11	After Commencement of Slabs 18 th Slab	3 %	2,16,060
12	After Commencement of Slabs 21 st Slab	3 %	2,16,060
13	After Commencement of Slabs 25 th Slab	3 %	2,16,060
14	After Commencement of Slabs 29 th Slab	3 %	2,16,060
15	After Commencement of Slabs Top Slab	3 %	2,16,060
16	After Commencement of Internal Gypsum of Unit	4 %	2,88,080
17	After Commencement of Plumbing	4 %	2,88,080
18	After Commencement of Flooring	4 %	2,88,080
19	After Commencement of Windows	4 %	2,88,080
20	After Commencement of First Coat Internal Painting	3 %	2,16,060
21	Possession Notice	1 %	72,020

3. ESSENTIAL TERMS & STATUTORY CONDITIONS

- **Booking & SDR Timeline:** Booking Amount of ₹1,00,000/- and SDR (Stamp Duty & Registration) to be paid within 7 days from booking date.
- **Agreement Registration:** Agreement registration to be completed within 15 days from the booking date. Legal charges of ₹20,000/- to be paid separately at the time of registration.
- **Parking Option:** Covered Parking will be charged extra at ₹3,00,000/-.
- **TDS Compliance (1%):** If unit consideration exceeds ₹50 Lakhs, the purchaser must deduct and pay 1% TDS to tax authorities within 30 days from registration date to prevent penalties.
- **Advance Maintenance (2 Year from OC/Possession):** ₹ 7 PSF on total carpet
- **Society Corpus :** ₹50,000/- to be paid one time at the time of Possession
- **Bank Loan:** The loan must be availed through the in-house banker only. In case an external banker is chosen, administrative charges of ₹50,000 will be applicable.
- **Cheque Favoring :** " V-TOP DEVELOPERS RERA DESIGNATED COLLECTION BANK ACCOUNT FOR V TOP – VELESTA
A/C NUMBER: 0628202500003901
- **Kindly Note GST Payment account will Be Separate.**

FLOORISE COST SHEET			
Floor	710 Sq. Ft.	790 Sq. Ft.	952 Sq. Ft.
6th to 10th Floor	₹79.13 L	₹88.47 L	₹1.05 Cr
11th to 15th Floor	₹81.13 L	₹90.47 L	₹1.07 Cr
16th to 20th Floor	₹83.13 L	₹92.47 L	₹1.09 Cr
21st to 25th Floor	₹85.13 L	₹94.47 L	₹1.11 Cr
26th Floor Onwards	₹87.13 L	₹96.47 L	₹1.13 Cr
Sales Person: _____			
Mobile Number: _____			