

## ANIKA PICCADILLY PHASE 3

Site Address: S. No. 45/5/6/A/2/NA/Plot/B, Bhujbal Wasti, Punawale, Taluka: Mulshi, Pune 411033

Head Office: "SHETH HOUSE" S. No. 45/4, Karve Nagar, Off. D.P. Road, Near Devdatta Chs, Pune 411052

| SR. NO. | WING / TYPE    | FLAT NO. | CARPET  | AGREEMENT COST | STAMP DUTY | REG + LEGAL CHARGES | GST AMOUNT | TOTAL AMOUNT |
|---------|----------------|----------|---------|----------------|------------|---------------------|------------|--------------|
| 1       | C WING - 2 BHK | 1 E      | 766.29  | 7184350        | 503000     | 50000               | 359218     | 8096568      |
| 2       | C WING - 2 BHK | 2 E      | 795.67  | 7428300        | 520000     | 50000               | 371415     | 8369715      |
| 3       | C WING - 2 BHK | 3 E      | 795.03  | 7422350        | 519600     | 50000               | 371118     | 8363068      |
| 4       | C WING - 2 BHK | 4 E      | 788.79  | 7368800        | 515900     | 50000               | 368440     | 8303140      |
| 5       | C WING - 2 BHK | 2 EA     | 795.67  | 7578300        | 530500     | 50000               | 378915     | 8537715      |
| 6       | C WING - 2 BHK | 3 EA     | 795.03  | 7572350        | 530100     | 50000               | 378618     | 8531068      |
| 7       | C WING - 2 BHK | 1 O      | 770.49  | 7220050        | 505500     | 50000               | 361003     | 8136553      |
| 8       | C WING - 2 BHK | 2 O      | 799.12  | 7458050        | 522100     | 50000               | 372903     | 8403053      |
| 9       | C WING - 2 BHK | 3 O      | 802.89  | 7487800        | 524200     | 50000               | 374390     | 8436390      |
| 10      | C WING - 2 BHK | 4 O      | 793.63  | 7410450        | 518800     | 50000               | 370523     | 8349773      |
| 11      | C WING - 2 BHK | 2 OA     | 799.12  | 7608050        | 532600     | 50000               | 380403     | 8571053      |
| 12      | C WING - 2 BHK | 3 OA     | 802.89  | 7637800        | 534700     | 50000               | 381890     | 8604390      |
| 13      | C WING - 3 BHK | 4 E      | 1009.13 | 9207350        | 644600     | 50000               | 460368     | 10362318     |
| 14      | C WING - 3 BHK | 4 O      | 1013.97 | 9249000        | 647500     | 50000               | 462450     | 10408950     |
| 15      | D WING - 2 BHK | 1 E      | 867.27  | 8023300        | 561700     | 50000               | 401165     | 9036165      |
| 16      | D WING - 2 BHK | 2 E      | 795.38  | 7428300        | 520000     | 50000               | 371415     | 8369715      |
| 17      | D WING - 2 BHK | 3 E      | 795.92  | 7428300        | 520000     | 50000               | 371415     | 8369715      |
| 18      | D WING - 2 BHK | 4 E      | 829.13  | 7707950        | 539600     | 50000               | 385398     | 8682948      |
| 19      | D WING - 2 BHK | 2 EA     | 795.38  | 7578300        | 530500     | 50000               | 378915     | 8537715      |
| 20      | D WING - 2 BHK | 3 EA     | 795.92  | 7578300        | 530500     | 50000               | 378915     | 8537715      |
| 21      | D WING - 2 BHK | 1 O      | 812.68  | 7571100        | 530000     | 50000               | 378555     | 8529655      |
| 22      | D WING - 2 BHK | 2 O      | 803.30  | 7493750        | 524600     | 50000               | 374688     | 8443038      |
| 23      | D WING - 2 BHK | 3 O      | 799.30  | 7458050        | 522100     | 50000               | 372903     | 8403053      |
| 24      | D WING - 2 BHK | 4 O      | 772.54  | 7237900        | 506700     | 50000               | 361895     | 8156495      |
| 25      | D WING - 2 BHK | 2 OA     | 803.30  | 7643750        | 535100     | 50000               | 382188     | 8611038      |
| 26      | D WING - 2 BHK | 3 OA     | 799.31  | 7608050        | 532600     | 50000               | 380403     | 8571053      |

| PAYMENT PLAN                                                                                                                                 |                                                                                                                               |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Stage of Work                                                                                                                                |                                                                                                                               | Percentage                         |
| At the time of Booking                                                                                                                       |                                                                                                                               | 10.00                              |
| At the time of Agreement / Registration                                                                                                      |                                                                                                                               | 20.00                              |
| Completion of Plinth Slab                                                                                                                    |                                                                                                                               | 15.00                              |
| Completion of Podium Slabs                                                                                                                   |                                                                                                                               | 2.00                               |
| Completion of 2nd Slab                                                                                                                       |                                                                                                                               | 3.00                               |
| Completion of 4th Slab                                                                                                                       |                                                                                                                               | 3.00                               |
| Completion of 6th Slab                                                                                                                       |                                                                                                                               | 3.00                               |
| Completion of 8nd Slab                                                                                                                       |                                                                                                                               | 3.00                               |
| Completion of 10th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of 12th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of 14th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of 16th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of 18th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of 20th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of 22th Slab                                                                                                                      |                                                                                                                               | 3.00                               |
| Completion of walls, internal plaster, flooring                                                                                              |                                                                                                                               | 5.00                               |
| Completion of staircase, lift wells, lobbies upto floor level, doors & windows                                                               |                                                                                                                               | 5.00                               |
| Completion of external plumbing, external plaster, elevation, waterproofing                                                                  |                                                                                                                               | 5.00                               |
| Completion of lifts, waterpumps, electrical fittings                                                                                         |                                                                                                                               | 3.00                               |
| At the time of Possession                                                                                                                    |                                                                                                                               | 2.00                               |
| Total                                                                                                                                        |                                                                                                                               | Current Work Stage - 80% Completed |
|                                                                                                                                              |                                                                                                                               | 100.00                             |
| Terms and Conditions                                                                                                                         |                                                                                                                               |                                    |
| • Booking Amount Rs. 2,00,000/- for (2BHK) / Rs. 5,00,000/- for (3BHK)                                                                       |                                                                                                                               |                                    |
| • Cheques to be drawn in favour of Arun Sheth & Company Current A/c No. 0588102000014395 payable at Pune.                                    |                                                                                                                               |                                    |
| • For RTGS & NEFT - IDBI Bank Ltd - A/c No. 0588102000014395, Branch - Erandwane IFSC code - IBKL0000588 A/c Type - Current                  |                                                                                                                               |                                    |
| • One Designated Covered Parking is included in the Agreement Cost                                                                           |                                                                                                                               |                                    |
| • Stamp duty, Registration, GST Charges are subject to change at any time as per government notifications and would be applicable at actual. |                                                                                                                               |                                    |
| • All Government Charges are indicative and will be at actuals.                                                                              |                                                                                                                               |                                    |
| • Any other Government Taxes / Charges leived in future has to be paid by Purchaser.                                                         |                                                                                                                               |                                    |
| • Legal Charges of Rs. 20,000/- to be paid 7 days before the Registration date at site office. (Pay in Cash Only)                            |                                                                                                                               |                                    |
| • Agreement to be executed within 15 days from the date of Allotment / Booking                                                               |                                                                                                                               |                                    |
| • Only Carpet Area will be mentioned in the agreement as per RERA Rules.                                                                     |                                                                                                                               |                                    |
| • Booking is non transferrable and Cancellation Charges will be applicable.                                                                  |                                                                                                                               |                                    |
| • No Customization or Alterations will be accepted.                                                                                          |                                                                                                                               |                                    |
| • Common Maintenance Rs. 50,000/- only for 1 year from Completion Date to be paid at the time of possession.                                 |                                                                                                                               |                                    |
| • The buyer will not be entitled to sell his/her own flat until the possession is handed over.                                               |                                                                                                                               |                                    |
| • Management reserves the right to Amend / Terminate the offer without Prior Notice.                                                         |                                                                                                                               |                                    |
| FOR BOOKING ENQUIRIES CONTACT US ON : 7720058058 / 7720059059<br>OR EMAIL US ON : anikapiccadilly@gmail.com / arunshethco@gmail.com          |                                                                                                                               |                                    |
|                                                           | A Project by M/s. Arun Sheth and Company                                                                                      |                                    |
|                                                                                                                                              | • For RTGS & NEFT - IDBI Bank Ltd - A/c No. 0588102000014395<br>Branch - Erandwane IFSC code - IBKL0000588 A/c Type - Current |                                    |
|                                                                                                                                              | Rera Registration No. P52100078875<br>Website - https://maharera.mahaonline.gov.in/                                           |                                    |
| <br>Arun Sheth & Co.™<br>www.arunshethco.com            |                                                                                                                               |                                    |