SHRIYANS 3.0
by Silveroak

S. NO. 43, Near Mumbai Banglore Highway, Beside Bharat Petrol Pump, Punawale, Pune - 411033

TYPE	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK
Total Carpet Area(Sq.ft)	733	760	963	1011	1027
Agreement Value in Rs.	68,63,800.00	71,03,200.00	89,42,400.00	93,64,500.00	95,09,400.00
Stamp Duty 7%	4,80,500.00	4,97,300.00	6,26,000.00	6,55,600.00	6,65,700.00
Registration	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Integrated GST 5%	3,43,190.00	3,55,160.00	4,47,120.00	4,68,225.00	4,75,470.00
Total Amount in Rs.	77,17,490.00	79,85,660.00	1,00,45,520.00	1,05,18,325.00	1,06,80,570.00

- **PROJECT MAHARERA NO: P52100054165**

- **Terms & Conditions:**
- Application/Booking Amount of RS. 1,00,000/- PLUS GST 5% to be paid at the time of Application.
- Complete booking amount is 10% to be paid within 7 days from the date of application/booking (PDC cheque at the time of application).
- **Floor Rise Applicable Rs 35,000/- per Floor from 5th Floor.**
- Agreement to be registered within 15 days from the date of application.
- Registration Fee, GST to be paid within 10 days from the date of Application/Booking.
- Home Loan Sanction letter from the list of Pre-Approved banks is mandatory before agreement.
- All cheques / DD should be in favour of **"SILVEROAK BUILDERS AND DEVELOPERS"**
- Rates are subject to change without any prior intimation.
- Provisional advance towards maintenance of Rs 4/- per sq.ft on carpet for 24 months to be paid in advance before possession.
- As per section 194IA of the Income Tax Act, requires a buyer to deduct tax 1% (TDS) of the sales consideration, if the value of the transaction is Rs 50 Lakhs or more.
- In case of cancellation or rejection of the application before the registration of an Agreement, Cancellation charge's will be applicable.
- Legal fees Rs. 15,000/- to be paid at the time of agreement execution.

SITE CONTACT NO.
+91 8380001271
+91 8087866712
+91 8087866739

FOR HOME LOAN:
SBI - Sachin :- 7666625477
HDFC - Rahul :- 8446502215
ICICI - Paresh :- 9881010600

PAYMENT SCHEDULE STAGE WISE	
Percentage	**Particulars of received and due amounts**
10%	to be paid before the execution of present Agreement as booking/advance
20%	to be paid on / after the execution of present Agreement
10%	to be paid on completion of the Plinth of the building
3%	to be paid on completion of the First Slab of the building
3%	to be paid on completion of the Second Slab of the building
3%	to be paid on completion of the Fourth Slab of the building
3%	to be paid on completion of the Sixth Slab of the building
3%	to be paid on completion of the Eighth Slab of the building
3%	to be paid on completion of the Tenth Slab of the building
3%	to be paid on completion of the Twelth Slab of the building
3%	to be paid on completion of the Fourteenth Slab of the building
3%	to be paid on completion of the Sixtenth Slab of the building
3%	to be paid on completion of the walls, of the said Apartment
10%	to be paid on completion of the Internal Plaster of the Said Aprtment,
5%	to be paid on completion of the external Plaster & External plumbing and elevation, and terraces with waterproofing, of the building
5%	to be paid on completion of Flooring & Windows of the Said Aprtment
5%	to be paid on completion of the lifts, water pumps, electrical fittings
5%	to be paid against and at the time of handing over of the possession of the Apartment
100%	