ESTOFA
THE HIGHER PURPOSE

ANTALYA NEXT
2, 3 & 4 BHK HOMES IN

MAHARERA Reg. No. : P52100066556
http://www.maharera.mahaonline.gov.in

COST SHEET

(Prices Applicable from 1st May 2025 to 31st May 2025)

TYPE	2 BHK			3 BHK			4 BHK
CARPET (SQFT)	822	907	955	1078	1126	1277	1451
AGREEMENT VALUE	₹ 87,47,600	₹ 95,25,000	₹ 1,00,27,500	₹ 1,14,69,920	₹ 1,19,80,640	₹ 1,34,10,000	₹ 1,54,38,640
GST @ 5%	₹ 4,37,380	₹ 4,76,250	₹ 5,01,375	5,73,496	₹ 5,99,032	₹ 6,70,500	₹ 7,71,932
STAMP DUTY @ 7%	₹ 6,12,332	₹ 6,66,750	₹ 7,01,925	8,02,894	₹ 8,38,645	₹ 9,38,700	₹ 10,80,705
REGISTRATION CHARGES	₹ 30,000	₹ 30,000	₹ 30,000	30,000	₹ 30,000	₹ 30,000	₹ 30,000
TOTAL COST	₹ 98,27,312	₹ 1,06,98,000	₹ 1,12,60,800	₹ 1,28,76,310	₹ 1,34,48,317	₹ 1,50,49,200	₹ 1,73,21,277

PAYMENT SCHEDULE	
At the Time of Booking	10%
Stamp Duty & Registration	
On or Before Agreement Signing	10%
At the Time of Completion of Plinth	15%
At the Time of Completion of the 5th Slab	10%
At the Time of Completion of the 8th Slab	5%
At the Time of Completion of the 11th Slab	4%
At the Time of Completion of the 14th Slab	4%
At the Time of Completion of the 17th slab	4%
At the Time of Completion of the 20th slab	4%
At the Time of Completion of the 23rd slab	4%
Brickwork Completion of upto 5th Floor	5%
Brickwork Completion of 6th Floor to 11th Floor	5%
Brickwork Completion of 12th Floor to 17th Floor	5%
At the Time of Completion of the Plaster of Said Flat	5%
At the Time of Completion of the Flooring of Said Flat	5%
Before Possession (within 15 Days)	5%
TOTAL	100%

Terms & Conditions:

1) Booking Amount for 2BHK: ₹ 2,00,000; for 3BHK & 4BHK: ₹ 3,00,000
2) Balance OCR to be paid within 7 days and agreement to be done within 15 days from the date of application of booking. As per govt. norms 1% TDS applicable at agreement value on or above ₹ 50 Lakh to be paid by client directly to govt. account.
3) The prices above are valid upto the 17th Floor only.
4) Legal charges at the time of registration: ₹ 15,000
5) Building maintenance charges for 2BHK: ₹ 1,00,000; for 3BHK: ₹ 1,35,000; for 4BHK: ₹ 1,75,000 + GST/TAXES for 2 years or till funds last, at the time of possession.
6) Cancellation charges ₹ 1 lakh + 18% GST
7) Developer has reserved all the rights to change the cost sheet at any point of time.
8) Stamp duty, registration amount, GST and any other taxes are subject to change as per govt. norms and will be applicable on actuals.
9) ₹ 6,000 or at actual cost with GST for MNGL service to be paid by client at the time of possession
10) Developer has all rights to change rates without prior intimation.
11) Kindly issue cheque in favour of **"SANIL CONSTRUCTIONS LLP COLLECTION A/C".**

ANTALYA NEXT: S. No. 63/10, Tathwade, Mulshi, Pune - 411 057 | **91222 71117**