



IKIGAI GOA - by PRESCON - Cost sheet

PART-1 = UNIT PRICE:			
		1-BHK	2-BHK
CARPET AREA (as per RERA) Sq. Mtrs.		49.25	68.70
SALE AREA (Sq. Mtrs.)		75.00	102.00
Rate per Sq. Mtr. On Sale Area		64,359	63,257
Final Sale Price		4,826,937	6,452,200
Car Parking		-	-
PLC (For Garden Apartment)			
Agreement Value (A)	(A)	4,826,937	6,452,200
Stamp Duty (4% 50 lacs upto 75 Lacs and 4.5% Above 75 lacs upto 1 cr.)	4% / 4.5%	144,808	258,088
Registration	3.00%	144,808	193,566
GST on Agreement Value	5.00%	241,347	322,610
TOTAL of Stamp Duty + Registration + GST (B)	(B)	530,963	774,264
PART-2 = OTHER CHARGES:			
Legal Charges and Charges for formation & Incorporation of Maintenance Society (@Rs. 600/- per sq. mtr.)		45,000	61,200
Infra Development & Water, Electricity Distribution Network & Connection Charges		150,000	204,000
GST	*GST	35,100	47,736
TOTAL Other Charges (C)	(C)	230,100	312,936
PART-3 = Club Membership / User Fees / Charges :			
Club Membership / User Fees / Charges		150,000	150,000
GST	*GST	27,000	27,000
TOTAL Club Membership (D)	(D)	177,000	177,000
PART-4 = Deposit towards Common Area Maintenance (CAM) :			
***Deposit for CAM charges for 36 months from date of O.C. (Occupancy Certificate) (36 Months)		135,000	183,600
TOTAL Deposit towards CAM (E)	(E)	135,000	183,600
TOTAL SALE VALUE	A+B+C+D+E	5,900,000	7,900,000

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OPTIONAL ADD-ON PACKAGES: (1) Interior Package (includes furniture, Kitchen, Air-conditioners, Lights, Fans and white goods*) : 1 BHK - Rs.9,00,000/- + GST and 2 BHK - Rs. 12,00,000/- + GST. *Kindly contact the team for the list.
(2) Senior Living Advantage Services includes Preventive Healthcare facility, House Keeping Service, Events (engage seniors day-to-day) & Concierge service. Charges are: Rs. 10,030/- per month for 36 months.

*** CAM is towards Security, Property Maintenance (electrical, Plumbing, STP etc.), All Utility Charges, Garden Maintenance etc.

TERMS & CONDITIONS :

1) Payments to be made as below:

(A) Part-1 + GST (as per construction linked payments schedule) and Part-2 (at the time of possession) in favour of "PRESCON HOMES PVT. LTD."

(B) Part-3 (payable as under) in Favour of "IKIGAI SENIOR LIVING PVT. LTD."

Club Membership +GST - 100% payable at the time of possession.

Interior Package +GST - 50% On completion of Internal Plaster & Brickwork/Gypsum of the Flat and 50% On completion of Doors & Windows Work of the Flat

(C) Part-4 (at the time of possession) in Favour of "IKIGAI SENIOR LIVING PVT. LTD."

2) *GST on other charges and Club Membership will be additional and payable as per the applicable rate at the time of possession.

3) Rates and availability are subject to change without prior intimation

4) Booking amount is non refundable

5) Scanning and Agreement Registration agency expenses Rs.12,000/- will be payable at the time of registration.

6) Any reservation made hereunder shall lapse automatically if within a period of 30 days from the date hereof the agreement for sale is not executed. In such event, the booking amount paid by the customer shall stand forfeited.

7) The Customer shall not be entitled to alter or modify the unit in any way

8) Time for payment of installments, deposits and charges is of essence. Interest at SBI PLR + 2% is payable on all delayed payments. The liability to pay interest shall be without prejudice to the rights of the promoters to terminate the agreement in case of default in payment of the amounts as they become due.

9) Goods & Service Tax, Works Contract Tax, any other Taxes/Levis etc. if applicable, shall be paid or reimbursed by the customer to Promoter. All Government taxes & levies shown above are indicative as per current applicable rates and will payable as per rates prevailing at the time of payment. Stamp duty and all Government taxes are payable on higher of the agreement value or market value as per government ready reckoner rates.

The company will not be held responsible for any cash deposited with any of its representatives without obtaining a proper stamped receipt.

11) Senior Living Advantage Services mentioned above is for 2 Members (55 Years and above) per unit only. If the same 2 members own more than one unit, the deposit towards the Senior Living Advantage Services for 36 months, from the date of OC, will be Rs.3,540/- per month for every subsequent unit.

12) The Club Membership fee mentioned above is for 2 Members per unit only. For any additional member, residing in the same unit, the Club Membership fee will be Rs.50,000/- plus GST per member (18 years and above). Dependent membership will be given to the Unit Owners' children (upto the age of 18 years). If the same two members own more than one unit, the Club Membership fees will be charged for one unit only.

13) Disclaimer: The charges and other details herein are subject to revision without prior notice or obligation & at the sole discretion of the company. This printed material does not constitute an offer/ or contract of any type between the Promoter and the recipient. Any purchaser in this Development shall be governed by the terms and conditions of the Agreement for Sale between the parties & no details mentioned in this printed material or any other printed material, advertisements, publications, brochures etc. shall in any way govern such transactions.