

Interest Benefit for New Customer of Crest ~ Back Side Units

						4 BHK
			235	250	275	375
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount
1	Basic	55000	12925000	13750000	15125000	20625000
2	Booking Amount		51000	51000	51000	51000
4	within 75 Days		1241500	1324000	1461500	2011500
5	Loan Amount		11632500	12375000	13612500	18562500
6	GST (5%)		646250	687500	756250	1031250
7	At the time of Possession		1405770	1495500	1645050	2243250
i	Balance Part Payment		0	0	0	0
ii	Other Charges - AMC, AEC, Common Development	200	423000	450000	495000	675000
iii	Maintenance Rs. 3 Per Sq. Ft.	48	101520	108000	118800	162000
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	50	105750	112500	123750	168750
vi	Stamp Duty (6%)		775500	825000	907500	1237500
	TOTAL		14977020	15933000	17526300	23899500

Note

- 1 This Scheme valid only new booking done between 16th August to 15th October 2020
- 2 In this Scheme Customer have to paid Interest Amount and Company will Reimburse the Amount within 15 Days
- 3 Loan Amount is Depends on Customer Eligibility and Criteria of Bank
- 4 Due to any Reason Loan is not section by Bank, we refund Booking Amount and cancel the unit without any Cancellation Charges
- 5 Any Beneficiary wants to cancel the unit, standard cancelation Policy Applicable and 20% Cancellation Charges are born by customer
- 6 Company have rights to withdraw the scheme before any prior intimation
- 7 This does not constitute a part of any Legal Document and therefore no claim or objection or rights can be raised.

Interest Benefit for New Customer of Crest ~ Front Side Units

								4 BHK
			165	170	210	220	235	240
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount	Amount
1	Basic	57000	9405000	9690000	11970000	12540000	13395000	13680000
2	Booking Amount		51000	51000	51000	51000	51000	51000
4	within 75 Days		889500	918000	1146000	1203000	1288500	1317000
5	Loan Amount		8464500	8721000	10773000	11286000	12055500	12312000
6	GST (5%)		470250	484500	598500	627000	669750	684000
7	At the time of Possession		1006830	1037340	1281420	1342440	1433970	1464480
i	Balance Part Payment		0	0	0	0	0	0
ii	Other Charges - AMC, AEC, Common Development	200	297000	306000	378000	396000	423000	432000
iii	Maintenance Rs. 3 Per Sq. Ft.	48	71280	73440	90720	95040	101520	103680
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	50	74250	76500	94500	99000	105750	108000
vi	Stamp Duty (6%)		564300	581400	718200	752400	803700	820800
	TOTAL		10882080	11211840	13849920	14509440	15498720	15828480

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			Ground Floor Pre Lease Property					
			1	2	3	4	5	6
Shop No SB Are Sq ft			1230	785	743	967	1176	1140
Rent Income Per Year			14,25,475	9,09,750	8,61,080	11,20,680	13,62,900	13,21,175
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount	Amount
1	Basic		3,69,00,000	2,35,50,000	2,22,90,000	2,90,10,000	3,52,80,000	3,42,00,000
2	Booking Amount		51,000	51,000	51,000	51,000	51,000	51,000
3	within 60 Days		36,39,000	23,04,000	21,78,000	28,50,000	34,77,000	33,69,000
4	Loan Amount		2,25,11,952	1,43,67,384	1,35,98,683	1,76,98,421	2,15,23,622	2,08,64,736
5	GST (12%)		44,28,000	28,26,000	26,74,800	34,81,200	42,33,600	41,04,000
6	Before Taking Possession (i to v)		1,37,43,528	87,71,276	83,01,985	1,08,04,871	1,31,40,154	1,27,37,904
i	Balance Part Payment		1,06,98,048	68,27,616	64,62,317	84,10,579	1,02,28,378	99,15,264
ii	Other Charges - AMC, AEC, Common Development	504	6,19,920	3,95,640	3,74,472	4,87,368	5,92,704	5,74,560
iii	Maintenance Rs. 3 Per Sq. Ft. for 2 Years	72	88,560	56,520	53,496	69,624	84,672	82,080
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	100	1,23,000	78,500	74,300	96,700	1,17,600	1,14,000
v	Stamp Duty (6%)		22,14,000	14,13,000	13,37,400	17,40,600	21,16,800	20,52,000
	TOTAL		4,43,73,480	2,83,19,660	2,68,04,468	3,48,85,492	4,24,25,376	4,11,26,640

Note:

- Stamp Duty, Registration Charges (5.9%) shall be extra and shall be payable at the time of Possession or Documentation.
- Goods & Service Tax (**GST – 12%**) as applicable will be extra and shall be paid by the applicant as actual.
- As per Government laws, GST is to be paid by member along with the payment.
- Request for transfer shall be at the discretion of the **Takshashila Crest**.
- Prices are subject to change without prior notice.
- All Payments are to be made in name of “**Takshashila CREST**”.
- Lock in Period is 2 year from Date of Booking.
- Cancellation Charges Shall be as under:
 - 2,00,000/- If cancelled within first 3 months,
 - 9% of basic sale price, if cancelled thereafter,
 - Govt. Duties paid if any, shall not be refunded/reimbursed to the Applicant.

			First Floor Pre Lease Property						
			Shop No	101	102	103	104	105	106
			SB Are Sq ft	1918	1049	928	1741	1603	1597
Rent Income Per Year			14,81,880	8,10,475	7,17,000	13,45,125	12,38,500	12,33,875	
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount	Amount	
1	Basic		3,64,42,000	1,99,31,000	1,76,32,000	3,30,79,000	3,04,57,000	3,03,43,000	
2	Booking Amount		51,000	51,000	51,000	51,000	51,000	51,000	
3	within 60 Days		35,93,200	19,42,100	17,12,200	32,56,900	29,94,700	29,83,300	
4	Loan Amount		2,18,65,200	1,19,58,600	1,05,79,200	1,98,47,400	1,82,74,200	1,82,05,800	
5	GST (12%)		43,73,040	23,91,720	21,15,840	39,69,480	36,54,840	36,41,160	
6	Before Taking Possession (i to v)		1,44,15,688	78,84,284	69,74,848	1,30,85,356	1,20,48,148	1,20,03,052	
i	Balance Part Payment		1,09,32,600	59,79,300	52,89,600	99,23,700	91,37,100	91,02,900	
ii	Other Charges - AMC, AEC, Common Development	504	9,66,672	5,28,696	4,67,712	8,77,464	8,07,912	8,04,888	
iii	Maintenance Rs. 3 Per Sq. Ft. for 2 Years	72	1,38,096	75,528	66,816	1,25,352	1,15,416	1,14,984	
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	100	1,91,800	1,04,900	92,800	1,74,100	1,60,300	1,59,700	
v	Stamp Duty (6%)		21,86,520	11,95,860	10,57,920	19,84,740	18,27,420	18,20,580	
	TOTAL		4,42,98,128	2,42,27,704	2,14,33,088	4,02,10,136	3,70,22,888	3,68,84,312	

Note:

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Shop No SB Are Sq ft Rent Income Per Year			Second Floor Pre Lease Property					
			201	202	203	204	205	206
			1918	1049	928	1741	1603	1597
			8,89,125	4,86,285	4,30,200	8,07,075	7,43,100	7,40,300
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount	Amount
1	Basic		2,20,57,000	1,20,63,500	1,06,72,000	2,00,21,500	1,84,34,500	1,83,65,500
2	Booking Amount		51,000	51,000	51,000	51,000	51,000	51,000
3	within 60 Days		21,54,700	11,55,350	10,16,200	19,51,150	17,92,450	17,85,550
4	Loan Amount		1,38,14,203	75,55,318	66,83,827	1,25,39,378	1,15,45,447	1,15,02,233
5	GST (12%)		26,46,840	14,47,620	12,80,640	24,02,580	22,12,140	22,03,860
6	Before Taking Possession (i to v)		85,38,749	46,89,358	41,56,801	77,25,050	71,61,857	71,29,615
i	Balance Part Payment		60,37,097	33,01,832	29,20,973	54,79,972	50,45,603	50,26,717
ii	Other Charges - AMC, AEC, Common Development	504	9,66,672	5,28,696	4,67,712	8,77,464	8,07,912	8,04,888
iii	Maintenance Rs. 3 Per Sq. Ft. for 2 Years	72	88,560	56,520	53,496	69,624	84,672	82,080
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	100	1,23,000	78,500	74,300	96,700	1,17,600	1,14,000
v	Stamp Duty (6%)		13,23,420	7,23,810	6,40,320	12,01,290	11,06,070	11,01,930
	TOTAL		2,72,05,492	1,48,98,646	1,31,88,468	2,46,69,158	2,27,62,894	2,26,72,258

Note:

- Stamp Duty, Registration Charges (5.9%) shall be extra and shall be payable at the time of Possession or Documentation.
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Rent Income Per Year			Ground Floor Property				
			7	8	9	10	11
Shop No SB Are Sq ft			1963	976	976	975	1363
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount
1	Basic		5,88,90,000	2,92,80,000	2,92,80,000	2,92,50,000	4,08,90,000
2	Booking Amount		51,000	51,000	51,000	51,000	51,000
3	within 60 Days		58,38,000	28,77,000	28,77,000	28,74,000	40,38,000
4	Loan Amount		3,59,27,611	1,78,63,142	1,78,63,142	1,78,44,840	2,49,46,171
5	GST (12%)		70,66,800	35,13,600	35,13,600	35,10,000	49,06,800
6	Before Taking Possession (i to v)		2,19,33,777	1,09,05,434	1,09,05,434	1,08,94,260	1,52,29,617
i	Balance Part Payment		1,70,73,389	84,88,858	84,88,858	84,80,160	1,18,54,829
ii	Other Charges - AMC, AEC, Common Development	504	9,89,352	4,91,904	4,91,904	4,91,400	6,86,952
iii	Maintenance Rs. 3 Per Sq. Ft. for 2 Years	72	1,41,336	70,272	70,272	70,200	98,136
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	100	1,96,300	97,600	97,600	97,500	1,36,300
v	Stamp Duty (6%)		35,33,400	17,56,800	17,56,800	17,55,000	24,53,400
	TOTAL		7,08,17,188	3,52,10,176	3,52,10,176	3,51,74,100	4,91,71,588

Note:

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- Goods & Service Tax (**GST – 12%**) as applicable will be extra
- As per Government laws, GST is to be paid by member alor
- Request for transfer shall be at the discretion of the **Taksha**
- Prices are subject to change without prior notice.
- All Payments are to be made in name of “**Takshashila CRES**”
- Lock in Period is 2 year from Date of Booking.
- Cancellation Charges Shall be as under:
 - 2,00,000/- If cancelled within first 3 months,
 - 9% of basic sale price, if cancelled thereafter,
 - Govt. Duties paid if any, shall not be refunded/reimbr

Shop No SB Are Sq ft Rent Income Per Year			First Floor Property				
			107	108	109	110	111
			1905	1340	1363	1072	1765
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount
1	Basic		3,81,00,000	2,68,00,000	2,72,60,000	2,14,40,000	3,53,00,000
2	Booking Amount		51,000	51,000	51,000	51,000	51,000
3	within 60 Days		37,59,000	26,29,000	26,75,000	20,93,000	34,79,000
4	Loan Amount		2,28,60,000	1,60,80,000	1,63,56,000	1,28,64,000	2,11,80,000
5	GST (12%)		45,72,000	32,16,000	32,71,200	25,72,800	42,36,000
6	Before Taking Possession (i to v)		1,50,03,780	1,05,53,840	1,07,34,988	84,43,072	1,39,01,140
i	Balance Part Payment		1,14,30,000	80,40,000	81,78,000	64,32,000	1,05,90,000
ii	Other Charges - AMC, AEC, Common Development	504	9,60,120	6,75,360	6,86,952	5,40,288	8,89,560
iii	Maintenance Rs. 3 Per Sq. Ft. for 2 Years	72	1,37,160	96,480	98,136	77,184	1,27,080
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	100	1,90,500	1,34,000	1,36,300	1,07,200	1,76,500
v	Stamp Duty (6%)		22,86,000	16,08,000	16,35,600	12,86,400	21,18,000
	TOTAL		4,62,45,780	3,25,29,840	3,30,88,188	2,60,23,872	4,28,47,140

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Shop No SB Are Sq ft Rent Income Per Year			Second Floor Property				
			207	208	209	210	211
			1905	1340	1363	1072	1765
Sr. No	Particular	Rate	Amount	Amount	Amount	Amount	Amount
1	Basic		2,28,60,000	1,60,80,000	1,63,56,000	1,28,64,000	2,11,80,000
2	Booking Amount		51,000	51,000	51,000	51,000	51,000
3	within 60 Days		22,35,000	15,57,000	15,84,600	12,35,400	20,67,000
4	Loan Amount		1,42,92,072	1,00,53,216	1,02,25,771	80,42,573	1,32,41,736
5	GST (12%)		27,43,200	19,29,600	19,62,720	15,43,680	25,41,600
6	Before Taking Possession (i to v)		89,51,284	62,26,816	63,30,813	50,14,855	82,15,060
i	Balance Part Payment		62,81,928	44,18,784	44,94,629	35,35,027	58,20,264
ii	Other Charges - AMC, AEC, Common Development	504	9,60,120	6,75,360	6,86,952	5,40,288	8,89,560
iii	Maintenance Rs. 3 Per Sq. Ft. for 2 Years	72	1,41,336	70,272	70,272	70,200	98,136
iv	Maintenance Deposit Rs. 100 Per Sq. Ft.	100	1,96,300	97,600	97,600	97,500	1,36,300
v	Stamp Duty (6%)		13,71,600	9,64,800	9,81,360	7,71,840	12,70,800
	TOTAL		2,82,72,556	1,98,17,632	2,01,54,904	1,58,87,508	2,61,16,396

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