

COST SHEET		26-11-2021
Apartment No.		L 166
Apartment type		3BHK-2T
Super built up area in Sft		1366
Undivided share of land in Sft		409.60
Basic rate/Sft		Rs. 5,700
Floor Rise Charges rate/Sft		150
Premium location Charges rate/Sft		150
Total Base Rate per sq.ft		Rs. 6,000
Base Price		Rs. 81,96,000
Car parking Slot		Rs. 3,00,000
Club House Membership		Rs. 3,00,000
Infrastructure Charges (including Power,Water,Generator,STP, Gas Connection Provision Charges etc).		Rs. 14,57,700
Total base cost excluding taxes		Rs. 1,02,53,700
Less abatement - 1/3rd of total base value		Rs. 34,17,900
Total base cost less abatement for GST calculation		Rs. 68,35,800
CGST @ 3.75% on taxable consideration		Rs. 2,56,343
SGST @ 3.75% on taxable consideration		Rs. 2,56,343
Total cost including taxes		Rs. 1,07,66,385
Other Charges		
Legal & Documentation Charges		Rs. 60,000
CGST @ 9% on Legal & Documentation Charges		Rs. 5,400
SGST @ 9% on Legal & Documentation Charges		Rs. 5,400
Maintenance charges for 1 year		Rs. 1,39,332
CGST @ 9% on maintenance charges		Rs. 12,540
SGST @ 9% on maintenance charges		Rs. 12,540
Sinking fund		Rs. 68,300
Total of other charges on offer of possession		Rs. 3,03,512
Total apartment cost with taxes and other charges		Rs. 1,10,69,897

Payment Schedule						
Sr. #	Milestone	%	Basic	CGST	SGST	Total
1	Initial booking amount		1,90,476	4,762	4,762	2,00,000
2	Balance booking amount (to be paid within 10days of Booking)	10%	8,34,894	20,872	20,872	8,76,639
3	Post execution of agreement (to be paid within 30days of Booking)	10%	10,25,370	25,634	25,634	10,76,639
4	On Completion of Foundations	10%	10,25,370	25,634	25,634	10,76,639
5	On Completion of Ground floor roof slab	10%	10,25,370	25,634	25,634	10,76,639
6	On Completion of Second Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
7	On Completion of Fourth Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
8	On Completion of Seventh Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
9	On Completion of Tenth Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
10	On Completion of Thirteenth Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
11	On Completion of Sixteenth Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
12	On Completion of Nineteenth Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
13	On Completion of Twenty Second Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
14	On Completion of Twenty Fifth Floor Roof Slab	4%	4,10,148	10,254	10,254	4,30,655
15	On Completion of Terrace Slab	4%	4,10,148	10,254	10,254	4,30,655
16	On Completion of First coat of paint of the respective apartment	10%	10,25,370	25,634	25,634	10,76,639
17	On Completion of UPVC Windows of the respective apartment	5%	5,12,685	12,817	12,817	5,38,319
18	On intimation of Possession	5%	5,12,685	12,817	12,817	5,38,319
19	Other charges payable on intimation of Possession		2,67,632	17,940	17,940	3,03,512
	Total	100%	1,05,21,332	2,74,282	2,74,282	1,10,69,897

Note:

- This Cost Sheet would be valid only up to the date mentioned above.
- E- Stamp Charges @ 0.1% of Agreement Value shall be paid by the customer as per Government norms.
- Power & Water Charges include Govt. charges and fees as per the current prevailing rate. If there are any changes to the notified rates / norms, the differential amount would be payable by the Purchaser.
- Goods & Service Tax in the above statement are calculated at prevailing rates and prevailing provisions under the respective Act.
- Any taxes / levies/ other charges by the Central / State Government/other Govt. Authorities which may become payable due to introduction of any new levies or amendments to the current laws (including changes in rate/s of tax) shall be additionally payable by the Purchaser.
- Registration and Stamp Duty charges would be payable by the Purchaser on actual basis at the time of Sale Deed Registration.
- Payment request letter will be raised based on completion of milestones of a particular block in which the above the apartment is located.
- Actual carpet area may be subject to change. Any change will be in adherence with norms described under Real Estate (Regulation and Development) Act, 2016 (RERA) and rules made thereunder as applicable in the State of Karnataka.
- This cost sheet supersedes all previous cost sheet/s.
- Purchaser/s need to give PDC (Post Dated Cheque) for the balance booking amount as mentioned in the cost sheet