

JK Developer - Project IRIS Mira Road
Cost Sheet & Payment Schedule Tower A & B

Sr.No	A - 104	Type	2BHK
		Rera Carpet	658
		Balcony Area	119
			11747321
			151000
1	At the time of booking	20%	2198464
2	Within 15 to 20 days of booking	10%	1174732
3	On Completion of Basement Level	5%	587366
4	On Completion of Plinth	5%	587366
5	On Completion of Upper Ground Level	5%	587366
6	On Completion of 1st and 2nd Slab	5%	587366
7	On Completion of 3rd and 4th Slab	5%	587366
8	On Completion of 5th and 6th Slab	5%	587366
9	On Completion of 7th and 8th Slab	5%	587366
10	On Completion of 9th and 10th Slab	5%	587366
11	On Completion of 11th and 12th Slab	5%	587366
12	On Completion of 13th and 14th Slab	5%	587366
13	On Completion of 15th and 16th Slab	5%	587366
14	On Completion of 17th Slab	5%	587366
15	On Completion of Flooring work	5%	587366
16	On Completion of Finishing work	5%	587366
17	At the time of Possession	100%	11747321
		7%	822313
18	Stamp Duty		30000
19	Registration Fees		587366
20	GST	5%	
21	TDS (Less from Agreement Value)	1.00%	
22	Society Charges:-		
a	Share Money & Application Entrance Fees		600
b	Formation & Registration of the Society		1200
c	Proportionate Share of taxes & other charges		2200
d	Legal Cost		6000
e'	Deposit towards the Provisional monthly contribution		6000
f	Electric Meter, Water Connection & Gas pipeline Charges		50000
g	Club Membership Charges		150000
h	24 Months Maintenance Charges (lumpsum)		84000
		Other Charges	300000
		18%	54000
	GST on Society Charges		
	Total Amount		13541000
23	Legal Registration Charges		10000
		Total Amount	13551000

*Subject to change in rate applicable from time to time

1. Stamp Duty, Registration, GST & TDS charges are applicable as per GOVT. Rules

2. Floor rise charges applicable from 6th floor @Rs.40000/- per floor.

3. GST@18% on society charges applicable.

4. GST Charges Non Refundable against cancellation.

5. Cancellation Charges will be applicable as per developers policy

JK Developers -- Project Sales Office : Plot Bearing S.No.21, H.No.1, S.No.24, H.No.1 (Pt) of Village

18/2/24