

STANDARD COST SHEET

No.	Item					
A	Unit details					
1	Date					
2	Name					
3	Flat No.					
4	Type					Studio Apartment
5	Wing					
6	Floor					
B	Agreement Value (AV)					
1	Unit RERA Carpet Area (UCA)			Sq. ft.		283.63
2	Total No. of Car Park			Nos.		
3	Rate		approx.	Rs / Sq.ft of UCA		30,000
4	<i>Agreement Value (AV)</i>			Rs.		85,08,942
C	Statutory Charges (SC)					
1	Stamp Duty	6.00%		Rs.		5,10,537
2	Registration			Rs.		30,000
3	Administrative Charges (At actual)		approx.	Rs.		20,000
4	Applicable GST	5.00%		Rs.		4,25,447
	<i>Total</i>			Rs.		9,85,984
D	Other Charges (OCD)					
1	Share Money			Rs.		500
2	Develoment Charges (@ Rs. 300/- per sq.ft.)			Rs.		85,089
3	Legal Charges			Rs.		25,000
4	Utility Charges (Electricity/Water/MGL)			Rs.		25,000
5	Advance Maintenance for 12 months @ 12.00 per sq.ft.			Rs.		40,843
6	Society Formation Charges			Rs.		24,500
7	GST on Sr. No.2 to 6	18.00%		Rs.		36,078
	<i>Total</i>					2,37,010
E	All in Cost (B+C+D)				Rs.	97,31,936
F	Standard Payment Schedule					
S. No.	Particulars	Percentage	Agreement Value(AN) * %	TDS on Column (4)	AV POST TDS	GST on Column (4)
				1.00%		5.00%
1	2	3	4	5	6	7
1	Earnest Money	10%	8,50,894	8,509	8,42,385	42,545
2	On Registration	20%	17,01,788	17,018	16,84,771	85,089
3	on Completion of plinth	15%	12,76,341	12,763	12,63,578	63,817
4	on Completion of 5th slab	3%	2,55,268	2,553	2,52,716	12,763
5	on Completion of 10th slab	3%	2,55,268	2,553	2,52,716	12,763
6	on Completion of 15th slab	3%	2,55,268	2,553	2,52,716	12,763
7	on Completion of 20th slab	3%	2,55,268	2,553	2,52,716	12,763
8	on Completion of 25th slab	3%	2,55,268	2,553	2,52,716	12,763
9	on Completion of 30th slab	3%	2,55,268	2,553	2,52,716	12,763
10	on Completion of 35th slab	3%	2,55,268	2,553	2,52,716	12,763
11	on Completion of 40th slab	2%	1,70,179	1,702	1,68,477	8,509
12	on Completion of 45th slab	2%	1,70,179	1,702	1,68,477	8,509
13	On completion of walls, internal plaster, etc.	5%	4,25,447	4,254	4,21,193	21,272
14	On completion of sanitary fittings, etc.	5%	4,25,447	4,254	4,21,193	21,272
15	on Completion of external plumbing, external plaster, etc.	5%	4,25,447	4,254	4,21,193	21,272
16	On completion of the lifts, water pumps, etc.	10%	8,50,894	8,509	8,42,385	42,545
17	Balance amount on possession	5%	4,25,447	4,254	4,21,193	21,272
	Total	100%	85,08,942	85,089	84,23,853	4,25,447

Note: Floor rise of Rs. 500/- per sq.ft. after every 5 floors after 20th floor