

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.	429.48	
2	Total No. of Car Park			Nos.		
3	Rate		approx.	Rs / Sq.ft of UCA	30,000	
4	<i>Agreement Value (AV)</i>			Rs.	1,28,84,508	
C	Statutory Charges (SC)					
1	Stamp Duty	6.00%		Rs.	7,73,070	
2	Registration			Rs.	30,000	
3	Administrative Charges (At actual)		approx.	Rs.	20,000	
4	Applicable GST	5.00%		Rs.	6,44,225	
	<i>Total</i>			Rs.	14,67,296	
D	Other Charges (OCD)					
1	Share Money			Rs.	500	
2	Develoment Charges (@ Rs. 300/- per sq.ft.)			Rs.	1,28,845	
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.	61,846	
6	Society Formation Charges			Rs.	24,500	
7	GST on Sr. No.2 to 6	18.00%		Rs.	47,734	
	<i>Total</i>				3,13,425	
E	All in Cost (B+C+D)				Rs.	1,46,65,229
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%	12,88,451	12,885	12,75,566	64,423
2	On Registration	20%	25,76,902	25,769	25,51,133	1,28,845
3	on Completion of plinth	15%	19,32,676	19,327	19,13,349	96,634
4	on Completion of 5th slab	3%	3,86,535	3,865	3,82,670	19,327
5	on Completion of 10th slab	3%	3,86,535	3,865	3,82,670	19,327
6	on Completion of 15th slab	3%	3,86,535	3,865	3,82,670	19,327
7	on Completion of 20th slab	3%	3,86,535	3,865	3,82,670	19,327
8	on Completion of 25th slab	3%	3,86,535	3,865	3,82,670	19,327
9	on Completion of 30th slab	3%	3,86,535	3,865	3,82,670	19,327
10	on Completion of 35th slab	3%	3,86,535	3,865	3,82,670	19,327
11	on Completion of 40th slab	2%	2,57,690	2,577	2,55,113	12,885
12	on Completion of 45th slab	2%	2,57,690	2,577	2,55,113	12,885
13	On completion of walls, internal plaster, etc.	5%	6,44,225	6,442	6,37,783	32,211
14	On completion of sanitary fittings, etc.	5%	6,44,225	6,442	6,37,783	32,211
15	on Completion of external plumbing, external plaster, etc.	5%	6,44,225	6,442	6,37,783	32,211
16	On completion of the lifts, water pumps, etc.	10%	12,88,451	12,885	12,75,566	64,423
17	Balance amount on possession	5%	6,44,225	6,442	6,37,783	32,211
	Total	100%	1,28,84,508	1,28,845	1,27,55,663	6,44,225

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