

**STANDARD COST SHEET**

No.	Item					
<b>A</b>	<b>Unit details</b>					
1	Date					
2	Name					
3	Flat No.					
4	Type					1 BHK.
5	Wing					
6	Floor					
<b>B</b>	<b>Agreement Value (AV)</b>					
1	Unit RERA Carpet Area (UCA)			Sq. ft.	595.79	
2	Total No. of Car Park			Nos.	1	
3	Rate		approx.	Rs / Sq.ft of UCA	30,000	
4	<i>Agreement Value (AV)</i>			<b>Rs.</b>	<b>1,78,73,622</b>	
<b>C</b>	<b>Statutory Charges (SC)</b>					
1	Stamp Duty	6.00%		Rs.	10,72,417	
2	Registration			Rs.	30,000	
3	Administrative Charges (At actual)		approx.	Rs.	20,000	
4	Applicable GST	5.00%		Rs.	8,93,681	
	<i>Total</i>			Rs.	<b>20,16,098</b>	
<b>D</b>	<b>Other Charges (OCD)</b>					
1	Share Money			Rs.	500	
2	Develoment Charges (@ Rs. 300/- per sq.ft.)			Rs.	1,78,736	
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.	85,793	
6	Society Formation Charges			Rs.	24,500	
7	GST on Sr. No.2 to 6	18.00%		Rs.	61,025	
	<i>Total</i>				<b>4,00,555</b>	
<b>E</b>	<b>All in Cost (B+C+D)</b>				<b>Rs.</b>	<b>2,02,90,275</b>
<b>F</b>	<b>Standard Payment Schedule</b>					
S. No.	Particulars	Percentage	Agreement Value(AN) * %	TDS on Column (4)	AV POST TDS	GST on Column (4)
				<b>1.00%</b>		<b>5.00%</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
1	Earnest Money	10%	17,87,362	17,874	17,69,489	89,368
2	On Registration	20%	35,74,724	35,747	35,38,977	1,78,736
3	on Completion of plinth	15%	26,81,043	26,810	26,54,233	1,34,052
4	on Completion of 5th slab	3%	5,36,209	5,362	5,30,847	26,810
5	on Completion of 10th slab	3%	5,36,209	5,362	5,30,847	26,810
6	on Completion of 15th slab	3%	5,36,209	5,362	5,30,847	26,810
7	on Completion of 20th slab	3%	5,36,209	5,362	5,30,847	26,810
8	on Completion of 25th slab	3%	5,36,209	5,362	5,30,847	26,810
9	on Completion of 30th slab	3%	5,36,209	5,362	5,30,847	26,810
10	on Completion of 35th slab	3%	5,36,209	5,362	5,30,847	26,810
11	on Completion of 40th slab	2%	3,57,472	3,575	3,53,898	17,874
12	on Completion of 45th slab	2%	3,57,472	3,575	3,53,898	17,874
13	On completion of walls, internal plaster, etc.	5%	8,93,681	8,937	8,84,744	44,684
14	On completion of sanitary fittings, etc.	5%	8,93,681	8,937	8,84,744	44,684
15	on Completion of external plumbing, external plaster, etc.	5%	8,93,681	8,937	8,84,744	44,684
16	On completion of the lifts, water pumps, etc.	10%	17,87,362	17,874	17,69,489	89,368
17	Balance amount on possession	5%	8,93,681	8,937	8,84,744	44,684
	<b>Total</b>	<b>100%</b>	<b>1,78,73,622</b>	<b>1,78,736</b>	<b>1,76,94,886</b>	<b>8,93,681</b>

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