

STANDARD COST SHEET

No.	Item					
A	Unit details					
1	Date					
2	Name					
3	Flat No.					
4	Type					2 BHK.
5	Wing					
6	Floor					
B	Agreement Value (AV)					
1	Unit RERA Carpet Area (UCA)			Sq. ft.	765.75	
2	Total No. of Car Park			Nos.	1	
3	Rate		approx.	Rs / Sq.ft of UCA	30,000	
4	<i>Agreement Value (AV)</i>			Rs.	2,29,72,529	
C	Statutory Charges (SC)					
1	Stamp Duty	6.00%		Rs.	13,78,352	
2	Registration			Rs.	30,000	
3	Administrative Charges (At actual)			Rs.	20,000	
4	Applicable GST	5.00%		Rs.	11,48,626	
	<i>Total</i>			Rs.	25,76,978	
D	Other Charges (OCD)					
1	Share Money			Rs.	500	
2	Develoment Charges (@ Rs. 300/- per sq.ft.)			Rs.	2,29,725	
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.	1,10,268	
6	Society Formation Charges			Rs.	24,500	
7	GST on Sr. No.2 to 6	18.00%		Rs.	74,609	
	<i>Total</i>				4,89,602	
E	All in Cost (B+C+D)				Rs.	2,60,39,109
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%	22,97,253	22,973	22,74,280	1,14,863
2	On Registration	20%	45,94,506	45,945	45,48,561	2,29,725
3	on Completion of plinth	15%	34,45,879	34,459	34,11,421	1,72,294
4	on Completion of 5th slab	3%	6,89,176	6,892	6,82,284	34,459
5	on Completion of 10th slab	3%	6,89,176	6,892	6,82,284	34,459
6	on Completion of 15th slab	3%	6,89,176	6,892	6,82,284	34,459
7	on Completion of 20th slab	3%	6,89,176	6,892	6,82,284	34,459
8	on Completion of 25th slab	3%	6,89,176	6,892	6,82,284	34,459
9	on Completion of 30th slab	3%	6,89,176	6,892	6,82,284	34,459
10	on Completion of 35th slab	3%	6,89,176	6,892	6,82,284	34,459
11	on Completion of 40th slab	2%	4,59,451	4,595	4,54,856	22,973
12	on Completion of 45th slab	2%	4,59,451	4,595	4,54,856	22,973
13	On completion of walls, internal plaster, etc.	5%	11,48,626	11,486	11,37,140	57,431
14	On completion of sanitary fittings, etc.	5%	11,48,626	11,486	11,37,140	57,431
15	on Completion of external plumbing, external plaster, etc.	5%	11,48,626	11,486	11,37,140	57,431
16	On completion of the lifts, water pumps, etc.	10%	22,97,253	22,973	22,74,280	1,14,863
17	Balance amount on possession	5%	11,48,626	11,486	11,37,140	57,431
	Total	100%	2,29,72,529	2,29,725	2,27,42,804	11,48,626

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