

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.	809.56	
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.	2,42,86,813	
C	Statutory Charges (SC)					
1	Stamp Duty	6.00%		Rs.	14,57,209	
2	Registration			Rs.	30,000	
3	Administrative Charges (At actual)		approx.	Rs.	20,000	
4	Applicable GST	5.00%		Rs.	12,14,341	
	<i>Total</i>			Rs.	27,21,549	
D	Other Charges (OCD)					
1	Share Money			Rs.	500	
2	Develoment Charges (@ Rs. 300/- per sq.ft.)			Rs.	2,42,868	
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.	1,16,577	
6	Society Formation Charges			Rs.	24,500	
7	GST @ 18% on Sr. No.2 to 6	18.00%		Rs.	78,110	
	<i>Total</i>				5,12,555	
E	All in Cost (B+C+D)				Rs.	2,75,20,918
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%	24,28,681	24,287	24,04,395	1,21,434
2	On Registration	20%	48,57,363	48,574	48,08,789	2,42,868
3	on Completion of plinth	15%	36,43,022	36,430	36,06,592	1,82,151
4	on Completion of 5th slab	3%	7,28,604	7,286	7,21,318	36,430
5	on Completion of 10th slab	3%	7,28,604	7,286	7,21,318	36,430
6	on Completion of 15th slab	3%	7,28,604	7,286	7,21,318	36,430
7	on Completion of 20th slab	3%	7,28,604	7,286	7,21,318	36,430
8	on Completion of 25th slab	3%	7,28,604	7,286	7,21,318	36,430
9	on Completion of 30th slab	3%	7,28,604	7,286	7,21,318	36,430
10	on Completion of 35th slab	3%	7,28,604	7,286	7,21,318	36,430
11	on Completion of 40th slab	2%	4,85,736	4,857	4,80,879	24,287
12	on Completion of 45th slab	2%	4,85,736	4,857	4,80,879	24,287
13	On completion of walls, internal plaster, etc.	5%	12,14,341	12,143	12,02,197	60,717
14	On completion of sanitary fittings, etc.	5%	12,14,341	12,143	12,02,197	60,717
15	on Completion of external plumbing, external plaster, etc.	5%	12,14,341	12,143	12,02,197	60,717
16	On completion of the lifts, water pumps, etc.	10%	24,28,681	24,287	24,04,395	1,21,434
17	Balance amount on possession	5%	12,14,341	12,143	12,02,197	60,717
	Total	100%	2,42,86,813	2,42,868	2,40,43,945	12,14,341

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