

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.	846.91	
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.	2,54,07,346	
C	Statutory Charges (SC)					
1	Stamp Duty	6.00%		Rs.	15,24,441	
2	Registration			Rs.	30,000	
3	Administrative Charges (At actual)		approx.	Rs.	20,000	
4	Applicable GST	5.00%		Rs.	12,70,367	
	<i>Total</i>			Rs.	28,44,808	
D	Other Charges (OCD)					
1	Share Money			Rs.	500	
2	Develoment Charges (@ Rs. 300/- per sq.ft.)			Rs.	2,54,073	
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.	1,21,955	
6	Society Formation Charges			Rs.	24,500	
7	GST on Sr. No.2 to 6	18.00%		Rs.	81,095	
	<i>Total</i>				5,32,124	
E	All in Cost (B+C+D)				Rs.	2,87,84,277
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%	25,40,735	25,407	25,15,327	1,27,037
2	On Registration	20%	50,81,469	50,815	50,30,654	2,54,073
3	on Completion of plinth	15%	38,11,102	38,111	37,72,991	1,90,555
4	on Completion of 5th slab	3%	7,62,220	7,622	7,54,598	38,111
5	on Completion of 10th slab	3%	7,62,220	7,622	7,54,598	38,111
6	on Completion of 15th slab	3%	7,62,220	7,622	7,54,598	38,111
7	on Completion of 20th slab	3%	7,62,220	7,622	7,54,598	38,111
8	on Completion of 25th slab	3%	7,62,220	7,622	7,54,598	38,111
9	on Completion of 30th slab	3%	7,62,220	7,622	7,54,598	38,111
10	on Completion of 35th slab	3%	7,62,220	7,622	7,54,598	38,111
11	on Completion of 40th slab	2%	5,08,147	5,081	5,03,065	25,407
12	on Completion of 45th slab	2%	5,08,147	5,081	5,03,065	25,407
13	On completion of walls, internal plaster, etc.	5%	12,70,367	12,704	12,57,664	63,518
14	On completion of sanitary fittings, etc.	5%	12,70,367	12,704	12,57,664	63,518
15	on Completion of external plumbing, external plaster, etc.	5%	12,70,367	12,704	12,57,664	63,518
16	On completion of the lifts, water pumps, etc.	10%	25,40,735	25,407	25,15,327	1,27,037
17	Balance amount on possession	5%	12,70,367	12,704	12,57,664	63,518
	Total	100%	2,54,07,346	2,54,073	2,51,53,272	12,70,367

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