

**The Gateway - Andheri**

2 BHK Price Sheet - Unit No. 2

Unit Details	Floor	2	3	4	5	6	7	8	9	10	11	12	14	15	16
	Unit No.	202	302	402	502	602	702	802	902	1002	1102	1202	1402	1502	1602
	Configuration	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
	Carpet Area	872	872	872	872	872	872	872	872	872	872	872	872	872	872
Saleable Area	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	

Consideration Value	Base Rate	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500
	Floor Rise @ 100 p sq. ft.	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400
	Total Rate	15600	15700	15800	15900	16000	16100	16200	16300	16400	16500	16600	16700	16800	16900
	<b>Consideration Value (A) (Inclusive of Car Park)</b>	<b>23,264,000</b>	<b>23,408,000</b>	<b>23,552,000</b>	<b>23,696,000</b>	<b>23,840,000</b>	<b>23,984,000</b>	<b>24,128,000</b>	<b>24,272,000</b>	<b>24,416,000</b>	<b>24,560,000</b>	<b>24,704,000</b>	<b>24,848,000</b>	<b>24,992,000</b>	<b>25,136,000</b>

Taxes (B)*	Service Tax (@ 4.5% of Consideration Value)	1,046,880	1,053,360	1,059,840	1,066,320	1,072,800	1,079,280	1,085,760	1,092,240	1,098,720	1,105,200	1,111,680	1,118,160	1,124,640	1,131,120
	MVAT (@ 1% of Consideration Value)	232,640	234,080	235,520	236,960	238,400	239,840	241,280	242,720	244,160	245,600	247,040	248,480	249,920	251,360
	Stamp Duty (@ 5% of Consideration Value)	1,163,200	1,170,400	1,177,600	1,184,800	1,192,000	1,199,200	1,206,400	1,213,600	1,220,800	1,228,000	1,235,200	1,242,400	1,249,600	1,256,800
	Registration	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
<b>Total Taxes (B)</b>	<b>2,472,720</b>	<b>2,487,840</b>	<b>2,502,960</b>	<b>2,518,080</b>	<b>2,533,200</b>	<b>2,548,320</b>	<b>2,563,440</b>	<b>2,578,560</b>	<b>2,593,680</b>	<b>2,608,800</b>	<b>2,623,920</b>	<b>2,639,040</b>	<b>2,654,160</b>	<b>2,669,280</b>	

Other Charges (C)	Corpus Fund @ 100 on Carpet Area	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200	87,200
	Share Money	350	350	350	350	350	350	350	350	350	350	350	350	350	350
	24 Months Society Maintenance @ 9.90 p.m. on carpet area	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187	207,187
	Infrastructure & Development Charges @ 165 on carpet area	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880	143,880
	Club House Charges	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
	Society Formation & Legal Charges	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Electricity, Piped Gas & Water Connection @ 49.5*Carpet area	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164	43,164
	Service Tax @ 15% on Maintenance, Infra, Club House, Society & Legal	90160	90160	90160	90160	90160	90160	90160	90160	90160	90160	90160	90160	90160	90160
	Service Tax @ 4.5% on Electricity, Pipe Gas & Water Connection	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942
	<b>Total Other Charges (C)</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>	<b>823,884</b>

<b>Total Cost</b>	<b>A+B+C</b>	<b>26,560,604</b>	<b>26,719,724</b>	<b>26,878,844</b>	<b>27,037,964</b>	<b>27,197,084</b>	<b>27,356,204</b>	<b>27,515,324</b>	<b>27,674,444</b>	<b>27,833,564</b>	<b>27,992,684</b>	<b>28,151,804</b>	<b>28,310,924</b>	<b>28,470,044</b>	<b>28,629,164</b>
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<b>Booking Amount Payable (Within 30 days)</b>															
Percentage Due	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Total Amount Payable	1,163,200	1,170,400	1,177,600	1,184,800	1,192,000	1,199,200	1,206,400	1,213,600	1,220,800	1,228,000	1,235,200	1,242,400	1,249,600	1,256,800	
1% TDS	11,632	11,704	11,776	11,848	11,920	11,992	12,064	12,136	12,208	12,280	12,352	12,424	12,496	12,568	
Amount payable less TDS	1,151,568	1,158,696	1,165,824	1,172,952	1,180,080	1,187,208	1,194,336	1,201,464	1,208,592	1,215,720	1,222,848	1,229,976	1,237,104	1,244,232	
Service Tax payable @ 4.5%	51,821	52,141	52,462	52,783	53,104	53,424	53,745	54,066	54,387	54,707	55,028	55,349	55,670	55,990	