

PROJECT Bandra

Head Office:
Radius Developers
One BKC, "A" Wing, Level 14, BKC,
Bandra East. Mumbai - 400051.
India.

Cost Sheet Version 0.5 w.e.f. 7th Oct' 15
Date:- 11-Oct-15

Flat Details	W8 - 1004
Tower	Wing 8
Floor	10
Unit No.	04
Type	3 BHK Premium
Carpet Area (Sq. Ft.)	998
View	West
Car Park	2

Total Cost	
Agreement Value	(A) 48,050,350
Stamp Duty @ 5%	2,402,518
Registration charges	30,000
Total (Stamp Duty & Registration Charges)	(B) 2,432,518
MVAT # @ 1%	480,504
Service Tax on Agreement Value @ 4.2%	2,018,115
Service Tax on Society Charges @ 14%	309,117
Total (MVAT + Service Tax)	(C) 2,807,735
Society Charges	(D) 2,207,980
Other Charges	(E) 25,000
Grand Total	(A + B + C + D + E) 55,523,583

Society & Other Charges	
Other Charges	
Sinking Fund	25,000
Total Other Charges	25,000
Society Charges	
Club Membership	1,000,000
Infrastructure Chgs	828,340
1 yr maintenance *	179,640
Legal Charges	100,000
Utility Charges **	100,000
Total Society Charges	2,207,980

Payment Schedule	Due Date	%	Towards CV	Service Tax	TDS	Total
Booking Token	11-Oct-15		1,100,000	46,662	11,000	1,157,662
1st Installment	10-Nov-15	5.00%	2,378,492	100,906	24,025	2,503,423
2nd Installment	10-Dec-15	5.00%	2,378,492	100,906	24,025	2,503,423
3rd Installment	09-Jan-16	5.00%	2,378,492	100,906	24,025	2,503,423
4th Installment (Less Token)^	08-Feb-16	4.90%	1,219,922	52,226	23,545	1,295,693
Commencement of Raft/Foundation	CLP	5.10%	2,426,062	102,924	24,506	2,553,492
Commencement of 2nd Basement	CLP	3.00%	1,427,095	60,543	14,415	1,502,054
Commencement of 5th Basement	CLP	3.00%	1,427,095	60,543	14,415	1,502,054
Commencement of Lobby	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 3rd Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 6th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 9th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 12th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 15th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 18th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 21th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 24th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 27th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of 29th Slab	CLP	4.00%	1,902,794	80,725	19,220	2,002,739
Commencement of Brickwork/Flooring	CLP	5.00%	2,378,492	100,906	24,025	2,503,423
At Fit Out Possession	CLP	20.00%	9,513,969	403,623	96,101	10,013,693
Grand Total		100.00%	47,558,847	2,018,115	491,504	50,068,465

Note:-

- 1) ^ Fourth instalment is less Booking Token of Rs. 11 Lakhs
- 2) * One year maintenance is calculated as Rs. 15/- on Carpet Area for 12 months.
- 3) ** Utility Charges include Electricity & Water connection charges
- 4) All flat cost installment payments should be accompanied with service tax payment via separate cheque currently calculated at 4.2%
- 5) 1% TDS to be paid online by the customer and certificate for the same needs to be submitted for getting the credit on the TDS paid.
- 6) Kindly issue Flat Cost Cheque in favor of :- **MIG (Bandra) Realtors & Builders Private Limited**
- 7) Kindly issue Service Tax Cheque in favor of :- **MIG (Bandra) Realtors & Builders Private Limited Service Tax Account**
- 8) All statutory charges, taxes plus other taxes/levies etc., if applicable shall be borne by customer as per the rates applicable from time to time
- 9) At time of booking, please carry the below set of documents (Original & Photocopy) of all applicants:-
 - > Passport size photos
 - > PAN Card
 - > Any one of the address proof (Passport/Driving Licence/Ration Card/Voter ID/Electricity Bill/Proof of Indian Origin)
- 10) # 1% TDS is applicable on MVAT as well
 - > MVAT 480,503.50
 - > 1% TDS on MVAT 4,805.04
 - > Total MVAT Rs. 485,308.54
- 11) Areas & Specifications are subject to change without prior intimation with a variance of +/- 10%
- 12) Legal Charges & MVAT are to be paid at the time of Registration.
- 13) Society & Other Charges are to be paid at the time of possession.
- 14) Rates are subject to change without prior intimation

Additional Notes:-

Customer Name:

Customer Signature:

Sales Manager's Name:

Sale Manager's Signature: