

MIRABILIS
1 BHK Price Sheet - Wing A (Unit No. 2)

Unit Details	Tower	A	A	A	A	A	A	A	A	A	A
	Floor	1	2	3	4	5	6	7	8	9	10
	Unit No.	102	202	302	402	502	602	702	802	902	1002
	Configuration	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK
	Carpet Area	439	439	439	439	475	475	475	475	475	475
	Saleable Area	724	724	724	724	784	784	784	784	784	784

Consideration Value	Base Rate	22000	22000	22000	22000	22000	22000	22000	22000	22000	22000
	Floor Rise @ 75 p sq. ft.	75	150	225	300	375	450	525	600	675	750
	Total Rate	22075	22150	22225	22300	22375	22450	22525	22600	22675	22750
	Flat Cost - Inclusive of 1 car park	16,890,026	16,944,353	16,998,679	17,053,005	18,436,406	18,495,188	18,553,969	18,612,750	18,671,531	18,730,313
	Theme based Interior Package @ 2000 p sq. ft.	1,448,700	1,448,700	1,448,700	1,448,700	1,567,500	1,567,500	1,567,500	1,567,500	1,567,500	1,567,500
	Consideration Value (A)	18,338,726	18,393,053	18,447,379	18,501,705	20,003,906	20,062,688	20,121,469	20,180,250	20,239,031	20,297,813

Taxes (B)*	Service Tax (@ 4.5% of Consideration Value)	825,243	827,687	830,132	832,577	900,176	902,821	905,466	908,111	910,756	913,402
	MVAT(@ 1% of Consideration Value)	183,387	183,931	184,474	185,017	200,039	200,627	201,215	201,803	202,390	202,978
	Stamp Duty (@ 5% of Consideration Value)	916,936	919,653	922,369	925,085	1,000,195	1,003,134	1,006,073	1,009,013	1,011,952	1,014,891
	Registration	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Total Taxes (B)	1,955,566	1,961,271	1,966,975	1,972,679	2,130,410	2,136,582	2,142,754	2,148,926	2,155,098	2,161,270

Other Charges (C)	Corpus Fund @ 82.5 on Carpet Area	36,218	36,218	36,218	36,218	39,188	39,188	39,188	39,188	39,188	39,188
	Share Money	350	350	350	350	350	350	350	350	350	350
	24 Months Society Maintenance @ 9.90 p.m. on carpet area	104,306	104,306	104,306	104,306	112,860	112,860	112,860	112,860	112,860	112,860
	Infrastructure & Development Charges @ 165 on carpet area	72,435	72,435	72,435	72,435	78,375	78,375	78,375	78,375	78,375	78,375
	Club House Charges	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Society Formation & Legal Charges	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Electricity, Piped Gas & Water Connection @ 49.5*Carpet area	21,731	21,731	21,731	21,731	23,513	23,513	23,513	23,513	23,513	23,513
	Service Tax @ 15% on Maintenance, Infra, Club House, Society & Legal	49011	49011	49011	49011	51185	51185	51185	51185	51185	51185
	Service Tax @ 4.5% on Electricity, Pipe Gas & Water Connection	978	978	978	978	1,058	1,058	1,058	1,058	1,058	1,058
	Total Other Charges (C)	435,028	435,028	435,028	435,028	456,528	456,528	456,528	456,528	456,528	456,528

Total Cost	A+B+C	20,729,321	20,789,351	20,849,382	20,909,413	22,590,845	22,655,798	22,720,751	22,785,705	22,850,658	22,915,611
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Booking Amount Payable (Within 30 days)											
Percentage Due	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Total Amount Payable	916,936	919,653	922,369	925,085	1,000,195	1,003,134	1,006,073	1,009,013	1,011,952	1,014,891	
1% TDS	9,169	9,197	9,224	9,251	10,002	10,031	10,061	10,090	10,120	10,149	
Amount payable less TDS	907,767	910,456	913,145	915,834	990,193	993,103	996,013	998,922	1,001,832	1,004,742	
Service Tax payable @ 4.5%	40,850	40,971	41,092	41,213	44,559	44,690	44,821	44,952	45,082	45,213	