

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

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.	101	201	301	401	501	601	701	801	901	1001	
Configuration	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Carpet Area	633	633	633	633	668	668	668	668	668	668	668
Saleable Area	1044	1044	1044	1044	1102	1102	1102	1102	1102	1102	1102

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	23,956,234	24,034,568	24,112,901	24,191,235	25,561,725	25,644,390	25,727,055	25,809,720	25,892,385	25,975,050
	Theme based Interior Package @ 2000 p sq. ft.	2,088,900	2,088,900	2,088,900	2,088,900	2,204,400	2,204,400	2,204,400	2,204,400	2,204,400	2,204,400
	<b>Consideration Value (A)</b>	<b>26,045,134</b>	<b>26,123,468</b>	<b>26,201,801</b>	<b>26,280,135</b>	<b>27,766,125</b>	<b>27,848,790</b>	<b>27,931,455</b>	<b>28,014,120</b>	<b>28,096,785</b>	<b>28,179,450</b>

Taxes (B)*	Service Tax (@ 4.5% of Consideration Value)	1,172,031	1,175,556	1,179,081	1,182,606	1,249,476	1,253,196	1,256,915	1,260,635	1,264,355	1,268,075
	MVAT(@ 1% of Consideration Value)	260,451	261,235	262,018	262,801	277,661	278,488	279,315	280,141	280,968	281,795
	Stamp Duty (@ 5% of Consideration Value)	1,302,257	1,306,173	1,310,090	1,314,007	1,388,306	1,392,440	1,396,573	1,400,706	1,404,839	1,408,973
	Registration	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>2,764,739</b>	<b>2,772,964</b>	<b>2,781,189</b>	<b>2,789,414</b>	<b>2,945,443</b>	<b>2,954,123</b>	<b>2,962,803</b>	<b>2,971,483</b>	<b>2,980,162</b>	<b>2,988,842</b>

Other Charges ( C )	Corpus Fund @ 82.5 on Carpet Area	52,223	52,223	52,223	52,223	55,110	55,110	55,110	55,110	55,110	55,110
	Share Money	350	350	350	350	350	350	350	350	350	350
	24 Months Society Maintenance @ 9.90 p.m. on carpet area	150,401	150,401	150,401	150,401	158,717	158,717	158,717	158,717	158,717	158,717
	Infrastructure & Development Charges @ 165 on carpet area	104,445	104,445	104,445	104,445	110,220	110,220	110,220	110,220	110,220	110,220
	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	31,334	31,334	31,334	31,334	33,066	33,066	33,066	33,066	33,066	33,066
	Service Tax @ 15% on Maintenance, Infra, Club House, Society & Legal	60727	60727	60727	60727	62841	62841	62841	62841	62841	62841
	Service Tax @ 4.5% on Electricity, Pipe Gas & Water Connection	1,410	1,410	1,410	1,410	1,488	1,488	1,488	1,488	1,488	1,488
	<b>Total Other Charges ( C )</b>	<b>550,889</b>	<b>550,889</b>	<b>550,889</b>	<b>550,889</b>	<b>571,791</b>	<b>571,791</b>	<b>571,791</b>	<b>571,791</b>	<b>571,791</b>	<b>571,791</b>

<b>Total Cost</b>	<b>A+B+C</b>	<b>29,360,761</b>	<b>29,447,320</b>	<b>29,533,879</b>	<b>29,620,438</b>	<b>31,283,359</b>	<b>31,374,704</b>	<b>31,466,049</b>	<b>31,557,394</b>	<b>31,648,739</b>	<b>31,740,084</b>
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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	1,302,257	1,306,173	1,310,090	1,314,007	1,388,306	1,392,440	1,396,573	1,400,706	1,404,839	1,408,973	
1% TDS	13,023	13,062	13,101	13,140	13,883	13,924	13,966	14,007	14,048	14,090	
Amount payable less TDS	1,289,234	1,293,112	1,296,989	1,300,867	1,374,423	1,378,515	1,382,607	1,386,699	1,390,791	1,394,883	
Service Tax payable @ 4.5%	58,016	58,190	58,365	58,539	61,849	62,033	62,217	62,401	62,586	62,770	