

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 - 1001
Tower	Wing 8
Floor	10
Unit No.	01
Type	2 BHK
Carpet Area (Sq. Ft.)	757
View	BKC
Car Park	1

Total Cost	
Agreement Value	(A) 36,144,600
Stamp Duty @ 5%	1,807,230
Registration charges	30,000
Total (Stamp Duty & Registration Charges)	(B) 1,837,230
MVAT # @ 1%	361,446
Service Tax on Agreement Value @ 4.2%	1,518,073
Service Tax on Society Charges @ 14%	275,040
Total (MVAT + Service Tax)	(C) 2,154,559
Society Charges	(D) 1,964,570
Other Charges	(E) 25,000
Grand Total	(A + B + C + D + E) 42,125,959

Society & Other Charges	
Other Charges	
Sinking Fund	25,000
Total Other Charges	25,000
Society Charges	
Club Membership	1,000,000
Infrastructure Chgs	628,310
1 yr maintenance *	136,260
Legal Charges	100,000
Utility Charges **	100,000
Total Society Charges	1,964,570

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%	1,789,158	75,904	18,072	1,883,134
2nd Installment	10-Dec-15	5.00%	1,789,158	75,904	18,072	1,883,134
3rd Installment	09-Jan-16	5.00%	1,789,158	75,904	18,072	1,883,134
4th Installment (Less Token)^	08-Feb-16	4.90%	642,375	27,724	17,711	687,809
Commencement of Raft/Foundation	CLP	5.10%	1,824,941	77,422	18,434	1,920,796
Commencement of 2nd Basement	CLP	3.00%	1,073,495	45,542	10,843	1,129,880
Commencement of 5th Basement	CLP	3.00%	1,073,495	45,542	10,843	1,129,880
Commencement of Lobby	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 3rd Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 6th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 9th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 12th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 15th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 18th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 21th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 24th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 27th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of 29th Slab	CLP	4.00%	1,431,326	60,723	14,458	1,506,507
Commencement of Brickwork/Flooring	CLP	5.00%	1,789,158	75,904	18,072	1,883,134
At Fit Out Possession	CLP	20.00%	7,156,631	303,615	72,289	7,532,535
Grand Total		100.00%	35,772,154	1,518,073	372,446	37,662,673

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 361,446.00
 - > 1% TDS on MVAT 3,614.46
 - > Total MVAT Rs. 365,060.46
- 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: