

PROJECT

Bandra

Cost Sheet Version 0.5

w.e.f. 7th Oct' 15

Date:-

11-Oct-15

Head Office:

Radius Developers

One BKC, "A" Wing, Level 14, BKC,

Bandra East. Mumbai - 400051.

India.

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

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

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

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 maintainance 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

-> MVAT361,446.00

-> 1% TDS on MVAT3,614.46

-> 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: