

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	W4 - 1101
Tower	Wing 4
Floor	11
Unit No.	01
Type	2 BHK
Carpet Area (Sq. Ft.)	865
View	BKC
Car Park	1

Total Cost		
Agreement Value	(A)	40,941,300
Stamp Duty @ 5%		2,047,065
Registration charges		30,000
Total (Stamp Duty & Registration Charges)	(B)	2,077,065
MVAT # @ 1%		409,413
Service Tax on Agreement Value @ 4.2%		1,719,535
Service Tax on Society Charges @ 14%		290,311
Total (MVAT + Service Tax)	(C)	2,419,259
Society Charges	(D)	2,073,650
Other Charges	(E)	25,000
Grand Total	(A + B + C + D + E)	47,536,274

Society & Other Charges	
Other Charges	
Sinking Fund	25,000
Total Other Charges	25,000
Society Charges	
Club Membership	1,000,000
Infrastructure Chgs	717,950
1 yr maintenance *	155,700
Legal Charges	100,000
Utility Charges **	100,000
Total Society Charges	2,073,650

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%	2,026,594	85,977	20,471	2,133,042
2nd Installment	10-Dec-15	5.00%	2,026,594	85,977	20,471	2,133,042
3rd Installment	09-Jan-16	5.00%	2,026,594	85,977	20,471	2,133,042
4th Installment (Less Token)^	08-Feb-16	4.90%	875,062	37,595	20,061	932,719
Commencement of Raft/Foundation	CLP	5.10%	2,067,126	87,696	20,880	2,175,703
Commencement of 2nd Basement	CLP	3.00%	1,215,957	51,586	12,282	1,279,825
Commencement of 5th Basement	CLP	3.00%	1,215,957	51,586	12,282	1,279,825
Commencement of Lobby	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 3rd Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 6th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 9th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 12th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 15th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 18th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 21th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 24th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 27th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of 29th Slab	CLP	4.00%	1,621,275	68,781	16,377	1,706,433
Commencement of Brickwork/Flooring	CLP	5.00%	2,026,594	85,977	20,471	2,133,042
At Fit Out Possession	CLP	20.00%	8,106,377	343,907	81,883	8,532,167
Grand Total		100.00%	40,520,887	1,719,535	420,413	42,660,835

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 :- **Vishwaroop Estates & Developers Pvt. Ltd.**
- 7) Kindly issue Service Tax Cheque in favor of :- **Vishwaroop Estates & Developers Pvt. Ltd.**
- 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 409,413.00
 - > 1% TDS on MVAT 4,094.13
 - > Total MVAT Rs. 413,507.13
- 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:-

[illegible]

Customer Name:

Customer Signature:

Sales Manager's Name:

Sale Manager's Signature: