

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	W7 - 1103
Tower	Wing 7
Floor	11
Unit No.	03
Type	3 BHK Duplex
Carpet Area (Sq. Ft.)	1123
View	West
Car Park	2

Total Cost		
Agreement Value	(A)	54,013,875
Stamp Duty @ 5%		2,700,694
Registration charges		30,000
Total (Stamp Duty & Registration Charges)	(B)	2,730,694
MVAT # @ 1%		540,139
Service Tax on Agreement Value @ 4.2%		2,268,583
Service Tax on Society Charges @ 14%		326,792
Total (MVAT+ Service Tax)	(C)	3,135,514
Society Charges	(D)	2,334,230
Other Charges	(E)	25,000
Grand Total	(A + B + C + D + E)	62,239,312

Society & Other Charges	
Other Charges	
Sinking Fund	25,000
Total Other Charges	25,000
Society Charges	
Club Membership	1,000,000
Infrastructure Chgs	932,090
1 yr maintenance *	202,140
Legal Charges	100,000
Utility Charges **	100,000
Total Society Charges	2,334,230

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%	2,673,687	113,429	27,007	2,814,123
2nd Installment	10-Dec-15	5.00%	2,673,687	113,429	27,007	2,814,123
3rd Installment	09-Jan-16	5.00%	2,673,687	113,429	27,007	2,814,123
4th Installment (Less Token)^	08-Feb-16	4.90%	1,509,213	64,499	26,467	1,600,178
Commencement of Rft/Foundation	CLP	5.10%	2,727,161	115,698	27,547	2,870,405
Commencement of 2nd Basement	CLP	3.00%	1,604,212	68,057	16,204	1,688,474
Commencement of 5th Basement	CLP	3.00%	1,604,212	68,057	16,204	1,688,474
Commencement of Lobby	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 3rd Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 6th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 9th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 12th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 15th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 18th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 21th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 24th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 27th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of 29th Slab	CLP	4.00%	2,138,949	90,743	21,606	2,251,298
Commencement of Brickwork/Flooring	CLP	5.00%	2,673,687	113,429	27,007	2,814,123
At Fit Out Possession	CLP	20.00%	10,694,747	453,717	108,028	11,256,492
Grand Total		100.00%	53,462,736	2,268,583	551,139	56,282,458

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.
Vishwaroop Estates & Developers Pvt. Ltd.
- 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 540,138.75
 - > 1% TDS on MVAT 5,401.39
 - > Total MVAT Rs. 545,540.14
- 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: