

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

W5 - 1002

Tower

Wing 5

Floor

10

Unit No.

02

Type

4 BHK

Carpet Area (Sq. Ft.)

1602

View

West

Car Park

3

Society & Other Charges

Other Charges

Sinking Fund25,000

Total Other Charges25,000

Society Charges

Club Membership1,000,000

Infrastructure Chgs1,329,660

1 yr maintenance *288,360

Legal Charges100,000

Utility Charges **100,000

Total Society Charges2,818,020

Total Cost

Agreement Value(A)77,548,000

Stamp Duty @ 5%3,877,400

Registration charges30,000

Total (Stamp Duty & Registration Charges)(B)3,907,400

MVAT # @ 1%775,480

Service Tax on Agreement Value @ 4.2%3,257,016

Service Tax on Society Charges @ 14%394,523

Total (MVAT + Service Tax)(C)4,427,019

Society Charges(D)2,818,020

Other Charges(E)25,000

Grand Total(A + B + C + D + E)88,725,439

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%

3,838,626

162,851

38,774

4,040,251

2nd Installment

10-Dec-15

5.00%

3,838,626

162,851

38,774

4,040,251

3rd Installment

09-Jan-16

5.00%

3,838,626

162,851

38,774

4,040,251

4th Installment (Less Token)^

08-Feb-16

4.90%

2,650,853

112,932

37,999

2,801,784

Commencement of Raft/Foundation

CLP

5.10%

3,915,399

166,108

39,549

4,121,056

Commencement of 2nd Basement

CLP

3.00%

2,303,176

97,710

23,264

2,424,150

Commencement of 5th Basement

CLP

3.00%

2,303,176

97,710

23,264

2,424,150

Commencement of Lobby

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 3rd Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 6th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 9th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 12th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 15th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 18th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 21th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 24th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 27th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of 29th Slab

CLP

4.00%

3,070,901

130,281

31,019

3,232,201

Commencement of Brickwork/Flooring

CLP

5.00%

3,838,626

162,851

38,774

4,040,251

At Fit Out Possession

CLP

20.00%

15,354,504

651,403

155,096

16,161,003

Grand Total

100.00%

76,761,520

3,257,016

786,480

80,805,016

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:-<div>-> Passport size photos</div>-> PAN Card</div>-> Any one of the address proof (Passport/Driving Licence/Ration Card/Voter ID/Electricity Bill/Proof of Indian Origin)</div></div><div>10) # 1% TDS is applicable on MVAT as well</div>-> MVAT775,480.00</div>-> 1% TDS on MVAT7,754.80</div>-> Total MVAT Rs.783,234.80</div></div><div>11) Areas & Specifications are subject to change without prior intimation with a variance of +/- 10%</div><div>12) Legal Charges & MVAT are to be paid at the time of Registration.</div><div>13) Society & Other Charges are to be paid at the time of possession.</div><div>14) Rates are subject to change without prior intimation</div></div><div><div>Additional Notes:-</div><div></div><div></div><div></div></div><div><div>Customer Name:</div><div>Customer Signature:</div><div>Sales Manager's Name:</div><div>Sale Manager's Signature:</div></div></div>