

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	W6 - 0902
Tower	Wing 6
Floor	09
Unit No.	02
Type	4 BHK Luxe
Carpet Area (Sq. Ft.)	2031
View	West
Car Park	3

Total Cost		
Agreement Value	(A)	96,920,100
Stamp Duty @ 5%		4,846,005
Registration charges		30,000
Total (Stamp Duty & Registration Charges)	(B)	4,876,005
MVAT # @ 1%		969,201
Service Tax on Agreement Value @ 4.2%		4,070,644
Service Tax on Society Charges @ 14%		455,183
Total (MVAT + Service Tax)	(C)	5,495,029
Society Charges	(D)	3,251,310
Other Charges	(E)	25,000
Grand Total	(A + B + C + D + E)	110,567,444

Society & Other Charges	
Other Charges	
Sinking Fund	25,000
Total Other Charges	25,000
Society Charges	
Club Membership	1,000,000
Infrastructure Chgs	1,685,730
1 yr maintenance *	365,580
Legal Charges	100,000
Utility Charges **	100,000
Total Society Charges	3,251,310

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%	4,797,545	203,532	48,460	5,049,537
2nd Installment	10-Dec-15	5.00%	4,797,545	203,532	48,460	5,049,537
3rd Installment	09-Jan-16	5.00%	4,797,545	203,532	48,460	5,049,537
4th Installment (Less Token)^	08-Feb-16	4.90%	3,590,594	152,800	47,491	3,790,884
Commencement of Raft/Foundation	CLP	5.10%	4,893,496	207,603	49,429	5,150,528
Commencement of 2nd Basement	CLP	3.00%	2,878,527	122,119	29,076	3,029,722
Commencement of 5th Basement	CLP	3.00%	2,878,527	122,119	29,076	3,029,722
Commencement of Lobby	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 3rd Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 6th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 9th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 12th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 15th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 18th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 21th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 24th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 27th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of 29th Slab	CLP	4.00%	3,838,036	162,826	38,768	4,039,630
Commencement of Brickwork/Flooring	CLP	5.00%	4,797,545	203,532	48,460	5,049,537
At Fit Out Possession	CLP	20.00%	19,190,180	814,129	193,840	20,198,149
Grand Total		100.00%	95,939,899	4,070,644	980,201	100,990,744

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 969,201.00
 - > 1% TDS on MVAT 9,692.01
 - > Total MVAT Rs. 978,893.01
- 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: