

COST SHEET - FORTUNA WIND FLOWER

	2BHK	2BHK	3BHK	3BHK	3BHK	3BHK	3BHK+D	4BHK	4BHK
Super Built Up Area [SBA] in Sq. Ft - A	1265	1309	1633	1667	1743	1844	2234	2844	3037
Rate Per Sq. Ft [In Rs. - INR] - B	5600	5600	5600	5600	5600	5600	5600	5600	5600
Floor Raise Charges [If Any - In Rs. - INR] - C	0	0	0	0	0	0	0	0	0
Preferred Location Charges [If any - In Rs.- INR] - D	0	0	0	0	0	0	0	0	0
Total Basic Rate of the Unit [In Rs. - INR] Per Sq. Ft - E = [B+C+D]	5600	5600	5600	5600	5600	5600	5600	5600	5600
Basic Cost of the Unit [In Rs. - INR] - F = [A x E]	7084000	7330400	9144800	9335200	9760800	10326400	12510400	15926400	17007200
Car Parking Charges - Lumpsum - [In Rs. - INR] - G	250000	250000	250000	250000	250000	250000	250000	250000	250000
Club House Membership Charges - Lumpsum - [In Rs. - INR] - H	150000	150000	150000	150000	150000	150000	150000	150000	150000
Generator Charges -Lumpsum - [In Rs. - INR] - I	100000	100000	100000	100000	100000	100000	100000	100000	100000
Total Basic Rate of the Unit [In Rs. - INR] - J = [F+G+H +I]	7584000	7830400	9644800	9835200	10260800	10826400	13010400	16426400	17507200
Taxes - VAT @ 14.5% on 70% of Construction Cost - [In Rs. - INR] - K	446470	460976	567789	578998	604053	637350	765922	967022	1030649
Taxes - Service Tax @ 12.36% (On 25% of Basic Flat Cost) - [In Rs. - INR] - L	234346	241959	298024	303908	317059	334536	402021	507576	540972
BESCOM & BWSSB Charges @ Rs.175/- per Sq.ft [In Rs. - INR] - M	221375	229075	285775	291725	305025	322700	390950	497700	531475
Legal & Documentation, Khata, Property tax & Miscellaneous charges Lumpsum [In Rs. - INR] - N	60000	60000	60000	60000	60000	60000	60000	60000	60000
Maintenance Charges in Advance @ Rs.4/- per Sq. Ft per month for 12 Months [In Rs. - INR] - O	60720	62832	78384	80016	83664	88512	107232	136512	145776
TOTAL COST OF THE UNIT - [In Rs. - INR] - P = [J + K + L + M + N + O]	8606910.68	8885242	10934773	11149847	11630601	12269498	14736526	18595210	19816072

PAYMENT SCHEDULE

		100000	100000	100000	100000	200000	200000	200000	200000	200000
Initial Booking Amount		100000	100000	100000	100000	200000	200000	200000	200000	200000
1st Instalment - On Execution of Agreement - 15 Days from the Date of Booking [20% of Total Cost of the Unit less Intial Booking Amount]	20%	1621382	1677048	2086955	2129969	2126120	2253900	2747305	3519042	3763214
2nd Instalment - On Completion of Footings [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
3rd Instalment - On Completion of Basement Slab [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
4th Instalment - On Completion of 1st Floor Slab [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
5th Instalment - On Completion of 3rd Floor Slab [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
6th Instalment - On Completion of 5th Floor Slab [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
7th Instalment - On Completion of 7th Floor Slab [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
8th Instalment - On Completion of 9th Floor Slab [5% of Total Cost of the Unit]	5%	430346	444262	546739	557492	581530	613475	736826	929760	990804
9th Instalment - On Completion of 11th Floor Slab [10% of Total Cost of the Unit]	10%	860691	888524	1093477	1114985	1163060	1226950	1473653	1859521	1981607
10th Instalment - On Completion of Block Work [10% of Total Cost of the Unit]	10%	860691	888524	1093477	1114985	1163060	1226950	1473653	1859521	1981607
11th Instalment - On Completion of Internal Plastering [10% of Total Cost of the Unit]	10%	860691	888524	1093477	1114985	1163060	1226950	1473653	1859521	1981607
12th Instalment - On Completion of Flooring [9% of Total Cost of the Unit]	9%	774622	799672	984130	1003486	1046754	1104255	1326287	1673569	1783447
13th Instalment - On Completion of Painting [3% of Total Cost of the Unit]	3%	258207	266557	328043	334495	348918	368085	442096	557856	594482
14th Instalment - On Intimation of Possession [3% of Total Cost of the Unit]	3%	258207	266557	328043	334495	348918	368085	442096	557856	594482
TOTAL	100%	8606910.68	8885242	10934773	11149847	11630601	12269498	14736526	18595210	19816072

TERMS AND CONDITIONS

*Service Tax / VAT / Statutory levies are payable on actuals as and when demanded. These may change from time to time.
*Floor rise applicable @ Rs. 15/- Per floor from 4th floor. (Ex- 4th floor Rs. 15/- per sft, 5th floor Rs. 30/- per sft and goes on till 12th floor..)
*Stamp Duty / Registration Charges will be charged on actuals at the time of execution of sale deed.
*The above mentioned prices/ payments plans are subject to revise / withdrawal at any point of time without notice and it is at the sole discretion of the Organisation.
*If the above mentioned flat cost of Rs.1,00,00,000/- & above the service tax will be charged 12.36% (on 30% of the basic flat cost)
* The above costs are indicative- as per the Service Tax / VAT rates as prevailed on the date mentioned on the cost sheet.
*All Payments are to be made favoring "FORTUNA URBANSCAPE PVT LTD"
*Changes in external elevation and Modifications in the apartment are not allowed.
*Errors & Omissions excepted
THIS COST SHEET IS WITH EFFECT FROM 14th May 2015