

**COST SHEET - FORTUNA VIVA**

Typology	2BHK	2BHK	2 + S	2 + S	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Super Built Up Area [SBA] in Sq. Ft - A	1091	1106	1245	1267	1633	1651	1668	1695	1709	1745	1752	1803
Rate Per Sq. Ft [In Rs. - INR] - B	4600	4600	4600	4600	4600	4600	4600	4600	4600	4600	4600	4600
Floor Raise Charges [If Any - In Rs. - INR] - C	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Basic Rate of the Unit [In Rs. - INR] Per Sq. Ft - D = [B+C]</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>	<b>4600</b>
<b>Basic Cost of the Unit [In Rs. - INR] - E = [A x D]</b>	<b>5018600</b>	<b>5087600</b>	<b>5727000</b>	<b>5828200</b>	<b>7511800</b>	<b>7594600</b>	<b>7672800</b>	<b>7797000</b>	<b>7861400</b>	<b>8027000</b>	<b>8059200</b>	<b>8293800</b>
Car Parking Charges - Lumpsum - [In Rs. - INR] - F	250000	250000	250000	250000	250000	250000	250000	250000	250000	250000	250000	250000
Club House Membership Charges - Lumpsum - [In Rs. - INR] - G	150000	150000	150000	150000	150000	150000	150000	150000	150000	150000	150000	150000
Generator Charges - Lumpsum - [In Rs. - INR] - H	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000
<b>Total Basic Rate of the Unit [In Rs. - INR] - I = [ E + F + G + H ]</b>	<b>5518600</b>	<b>5587600</b>	<b>6227000</b>	<b>6328200</b>	<b>8011800</b>	<b>8094600</b>	<b>8172800</b>	<b>8297000</b>	<b>8361400</b>	<b>8527000</b>	<b>8559200</b>	<b>8793800</b>
Taxes - VAT @ 14.5% on 70% of Construction Cost - [In Rs. - INR] - J	341684	345956	385545	391811	496051	501177	506019	513709	517696	527949	529943	544468
Taxes - Service Tax @ 15% (On 25% of Basic Flat Cost) - [In Rs. - INR] - K	206948	209535	233513	237308	300443	303548	306480	311138	313553	319763	320970	329768
BESCOM & BWSSB Charges @ Rs.200/- per Sq.ft [In Rs. - INR] - L	218200	221200	249000	253400	326600	330200	333600	339000	341800	349000	350400	360600
Legal & Documentation, Khata, Property tax & Miscellaneous charges Lumpsum [In Rs. - INR] - M	50000	50000	50000	50000	50000	50000	50000	50000	50000	50000	50000	50000
Maintenance Charges in Advance @ Rs.3/- per Sq. Ft per month for 12 Months [In Rs. - INR] - N	39276	39816	44820	45612	58788	59436	60048	61020	61524	62820	63072	64908
<b>TOTAL COST OF THE UNIT - [In Rs. - INR] - O = [ I + J + K + L + M + N ]</b>	<b>6374708</b>	<b>6454107</b>	<b>7189877</b>	<b>7306330</b>	<b>9243681</b>	<b>9338961</b>	<b>9428947</b>	<b>9571866</b>	<b>9645973</b>	<b>9836532</b>	<b>9873585</b>	<b>10143544</b>

**PAYMENT SCHEDULE**

Initial Booking Amount 5% of Total Cost of the Unit	5%	318735	322705	359494	365317	462184	466948	471447	478593	482299	491827	493679	507177
1st Instalment - On Execution of Agreement - 15 Days from the Date of Booking [15% of Total Cost of the Unit]	15%	956206	968116	1078482	1095950	1386552	1400844	1414342	1435780	1446896	1475480	1481038	1521532
2nd Instalment - On Completion of Footings [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
3rd Instalment - On Completion of Basement Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
4th Instalment - On Completion of 1st Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
5th Instalment - On Completion of 2nd Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
6th Instalment - On Completion of 3rd Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
7th Instalment - On Completion of 4th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
8th Instalment - On Completion of 5th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
9th Instalment - On Completion of 6th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
10th Instalment - On Completion of 7th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
11th Instalment - On Completion of 8th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
12th Instalment - On Completion of 9th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
13th Instalment - On Completion of 10th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
14th Instalment - On Completion of 11th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
15th Instalment - On Completion of 12th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
16th Instalment - On Completion of 13th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
17th Instalment - On Completion of 14th Floor Slab [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
18th Instalment - On Completion of Internal Plastering till 7th Floor [Upto 7th Floor] and Internal Plastering till 14th Floor [Btw'n 8th to 14th Floor] [4% of Total Cost of the Unit]	4%	254988	258164	287595	292253	369747	373558	377158	382875	385839	393461	394943	405742
19th Instalment - On Completion of Flooring till 7th Floor [Upto 7th Floor] and Flooring till 14th Floor [Btw'n 8th to 14th Floor][3% of Total Cost of the Unit]	3%	191241	193623	215696	219190	277310	280169	282868	287156	289379	295096	296208	304306
20th Instalment - On Completion of Painting [3% of Total Cost of the Unit]	3%	191241	193623	215696	219190	277310	280169	282868	287156	289379	295096	296208	304306
21st Instalment - On Completion of Plumbing Fixtures [3% of Total Cost of the Unit]	3%	191241	193623	215696	219190	277310	280169	282868	287156	289379	295096	296208	304306
22nd Instalment - On Intimation of Possession [3% of Total Cost of the Unit]	3%	191241	193623	215696	219190	277310	280169	282868	287156	289379	295096	296208	304306
<b>TOTAL</b>	<b>100%</b>	<b>6374708</b>	<b>6454107</b>	<b>7189877</b>	<b>7306330</b>	<b>9243681</b>	<b>9338961</b>	<b>9428947</b>	<b>9571866</b>	<b>9645973</b>	<b>9836532</b>	<b>9873585</b>	<b>10143544</b>

**TERMS AND CONDITIONS**

Rental Earnings are only 30 Months from the Date of Execution of Agreement - Please consult our Sales Team Members for all further details

\*Service Tax / VAT / Statutory levies are payable on actuals as and when demanded. These may change from time to time.

\*Stamp Duty / Registration Charges will be charged on actuals at the time of execution of sale deed.

\*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 14th floor..)

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.

Prices mentioned are as on date, the same may change from time to time without prior intimation.

\*If the above mentioned flat cost of Rs.1,00,00,000/- & above the service tax will be charged 15% (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.

\* Service Tax / VAT are payable as applicable as on date of Invoice Demand. As Taxes are subject to changes as per Govt. Policies.

\*All Payments are to be made favoring "FORTUNA BUILDCON (INDIA) PVT. LTD"

\*Changes in external elevation and Modifications in the apartment are not allowed.

\*Errors & Omissions excepted

\*THIS COST SHEET IS WITH EFFECT FROM 1st JUNE 2016