

COST SHEET - FORTUNA WINDFLOWER

Typology	2BHK	2BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	4BHK+D	4BHK+D	4BHK+D
Super Built Up Area [SBA] in Sq. Ft - A	1298	1353	1577	1620	1633	1667	1680	1743	1844	2665	3000	3097
Rate Per Sq. Ft [In Rs. - INR] - B	5600	5600	5600	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	0	0	0
Total Basic Rate of the Unit [In Rs. - INR] Per Sq. Ft - D = [B+C]	5600	5600	5600	5600	5600	5600	5600	5600	5600	5600	5600	5600
Basic Cost of the Unit [In Rs. - INR] - E = [A x D]	7268800	7576800	8831200	9072000	9144800	9335200	9408000	9760800	10326400	14924000	16800000	17343200
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
Total Basic Rate of the Unit [In Rs. - INR] - I = [F+G+H]	7768800	8076800	9331200	9572000	9644800	9835200	9908000	10260800	10826400	15424000	17300000	17843200
Taxes - VAT @ 14.5% on 70% of Construction Cost - [In Rs. - INR] - J	457349	475481	549328	563504	567789	578998	583284	604053	637350	908011	1018451	1050429
Taxes - Service Tax @ 15% (On 25% of Basic Flat Cost) - [In Rs. - INR] - K	291330	302880	349920	358950	361680	368820	371550	384780	487188	694080	778500	802944
BESCOM & BWSSB Charges @ Rs.175/- per Sq.ft [In Rs. - INR] - L	227150	236775	275975	283500	285775	291725	294000	305025	322700	466375	525000	541975
Legal & Documentation, Khata, Property tax & Miscellaneous charges Lumpsum [In Rs. - INR] - M	60000	60000	60000	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] - N	62304	64944	75696	77760	78384	80016	80640	83664	88512	127920	144000	148656
TOTAL COST OF THE UNIT - [In Rs. - INR] - O = [J + K + L + M + N]	8866933	9216880	10642119	10915714	10998428	11214759	11297474	11698322	12422150	17680386	19825951	20447204

PAYMENT SCHEDULE

		443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
Initial Booking Amount 5% of Total Cost of the Unit	5%												
1st Instalment - On Execution of Agreement - 15 Days from the Date of Booking [15% of Total Cost of the Unit]	15%	1330040	1382532	1596318	1637357	1649764	1682214	1694621	1754748	1863323	2652058	2973893	3067081
2nd Instalment - On Completion of Footings [4% of Total Cost of the Unit]	4%	354677	368675	425685	436629	439937	448590	451899	467933	496886	707215	793038	817888
3rd Instalment - On Completion of Basement Slab [4% of Total Cost of the Unit]	4%	354677	368675	425685	436629	439937	448590	451899	467933	496886	707215	793038	817888
4th Instalment - On Completion of 1st Floor Slab [4% of Total Cost of the Unit]	4%	354677	368675	425685	436629	439937	448590	451899	467933	496886	707215	793038	817888
5th Instalment - On Completion of 2nd Floor Slab [4% of Total Cost of the Unit]	4%	354677	368675	425685	436629	439937	448590	451899	467933	496886	707215	793038	817888
6th Instalment - On Completion of 3rd Floor Slab [4% of Total Cost of the Unit]	4%	354677	368675	425685	436629	439937	448590	451899	467933	496886	707215	793038	817888
7th Instalment - On Completion of 4th Floor Slab [4% of Total Cost of the Unit]	4%	354677	368675	425685	436629	439937	448590	451899	467933	496886	707215	793038	817888
8th Instalment - On Completion of 5th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
9th Instalment - On Completion of 6th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
10th Instalment - On Completion of 7th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
11th Instalment - On Completion of 8th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
12th Instalment - On Completion of 9th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
13th Instalment - On Completion of 10th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
14th Instalment - On Completion of 11th Floor Slab [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
15th Instalment - On Completion of Internal Plastering till 5th Floor [Upto 5th Floor] and Internal Plastering till 11th Floor [Btw'n 6th to 11th Floor] - [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
16th Instalment - On Completion of Flooring till 5th Floor [Upto 5th Floor] and Flooring till 11th Floor [Btw'n 6th to 11th Floor][5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
17th Instalment - On Completion of Painting [5% of Total Cost of the Unit]	5%	443347	460844	532106	545786	549921	560738	564874	584916	621108	884019	991298	1022360
18th Instalment - On Completion of Plumbing Fixtures [3% of Total Cost of the Unit]	3%	266008	276506	319264	327471	329953	336443	338924	350950	372665	530412	594779	613416
19th Instalment - On Intimation of Possession [3% of Total Cost of the Unit]	3%	266008	276506	319264	327471	329953	336443	338924	350950	372665	530412	594779	613416
TOTAL	100%	8866933	9216880	10642119	10915714	10998428	11214759	11297474	11698322	12422150	17680386	19825951	20447204

TERMS AND CONDITIONS

Rental Earnings are only 24 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 12th 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 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 1st JUNE 2016