

"ASSETZ SORA & SAKI PHASE 2"

01-09-2024

COST SHEET & PAYMENT PLAN						
Apartment No.						A-30112
Wing						A-3
Apartment type						3BHK-3T
Floor No.						01
Super built up area in Sq.ft						1670
Carpet Area as per RERA in Sq.ft						1139
Basic rate per Sq.ft						8580
Floor rise rate per Sq.ft						30
Premium location rate/Sq.ft						250
Total Base Rate per sq.ft						8860
Base Price						1,47,96,200
Car parking Slot						3,25,000
Club house charges						3,25,000
"Infrastructure Charges (including Power,Water,Generator,STP Charges etc)						16,70,000
Total Including One Covered Carpark and Club House Charges						1,71,16,200
Less abatement - 1/3rd of total base value						57,05,400
Total base cost less abatement for GST calculation						1,14,10,800
CGST @ 3.75% on taxable consideration						4,27,905
CGST @ 3.75% on taxable consideration						4,27,905
Total Including One Covered Carpark , Club House Charges with GST (A)						1,79,72,010
Other Charges						
Legal & Documentation Charges						60,000
CGST @ 9% on Legal & Documentation Charges						5,400
SGST @ 9% on Legal & Documentation Charges						5,400
Maintenance charges for 1 year						1,40,280
CGST @ 9% on Maintenance charges						12,625
SGST @ 9% on Maintenance charges						12,625
Sinking fund (Interest free - Pass through to Owner's Association)						83,500
Total Other Charges -(B)						3,19,830
Total Price (A)+(B)						1,82,91,840
Payment Schedule						
Sr. #	Milestone	%	Basic	CGST	SGST	Total
1	Initial booking amount	10%	2,85,714	7,143	7,143	3,00,000
2	Balance booking amount (to be paid within 10days of Booking)		14,25,906	35,648	35,648	14,97,201
3	On the execution of Agreement to Sale (Payable within 30 days from booking)	10%	17,11,620	42,791	42,791	17,97,201
4	On Completion of Mass Excavation of the respective wing	10%	17,11,620	42,791	42,791	17,97,201
5	On completion of Foundation of the respective wing	7%	11,98,134	29,953	29,953	12,58,041
6	On Completion of Ground Floor Slab	5%	8,55,810	21,395	21,395	8,98,601
7	On Completion of 2nd Floor Slab	5%	8,55,810	21,395	21,395	8,98,601
8	On Completion of 4th Floor Slab	5%	8,55,810	21,395	21,395	8,98,601
9	On Completion of 6th Floor Slab	5%	8,55,810	21,395	21,395	8,98,601
10	On Completion of 8th Floor Slab	5%	8,55,810	21,395	21,395	8,98,601
11	On Completion of 10th Floor Slab	5%	8,55,810	21,395	21,395	8,98,601
12	On Completion of 12th Floor Slab	4%	6,84,648	17,116	17,116	7,18,880
13	On Completion of 14th Floor Slab	4%	6,84,648	17,116	17,116	7,18,880
14	On Completion of 16th Floor Slab	4%	6,84,648	17,116	17,116	7,18,880
15	On Completion of Terrace Slab	4%	6,84,648	17,116	17,116	7,18,880
16	On Completion of internal Flooring of the said Apartment-Excluding laminated wooden flooring /Common Area.	6%	10,26,972	25,674	25,674	10,78,321
17	On Completion of First coat of Internal Paint of the said Apartment	6%	10,26,972	25,674	25,674	10,78,321
18	On Intimation of Possession	5%	8,55,810	21,395	21,395	8,98,601
19	On Intimation of Possession-Other Charges (Legal & Documentation and Maintenance Charges)		2,00,280	18,025	18,025	2,36,330
20	On Intimation of Possession-Other Charges (Sinking Fund)		83,500	-	-	83,500
Total		100%	1,73,99,980	4,45,930	4,45,930	1,82,91,840
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Note:						
1. This Cost Sheet will be valid only up to the date mentioned above.						
2. Stamp duty charges towards Agreement to sell shall be paid by the customer as per Government norms.						
3. Infrastructure Charges for Power & Water include Govt. charges and fees as per the current prevailing rate. If there are any changes to the notified rates / norms, the differential amount would be payable by the Purchaser.						
4. Goods & Service Tax (GST) in the above statement are calculated at prevailing rates and prevailing provisions under the GST regulations & Notifications.						
5.Any taxes/GST / levies/ other charges by the Central / State Government/other Govt. Authorities which may become payable due to introduction of any new levies or amendments to the current laws (including changes in rate/s of tax) shall be additionally payable by the Purchaser.						
6. Registration and Stamp Duty charges would be payable by the Purchaser on actual basis at the time of Sale Deed Registration.						
7. Payment request letter will be raised based on completion of milestones of a particular block in which the above the apartment is located.						
8. Actual carpet area may be subject to change. Any change will be in adherence with norms described under Real Estate (Regulation and Development) Act, 2016 (RERA) and rules made thereunder as applicable in the State of Karnataka.						
9. This cost sheet supersedes all previous cost sheet/s.						
10.Post dated cheque (dated 10 days from booking date) for balance booking amount must be provided by the customer at the time of booking.						

ASSETZ SORA & SAKI PHASE-2

2BHK+STUDIO-COST SHEET			01-09-2024		
Apartment No.		A-3011	A-3012	Combined	
Wing		A-3	A-3	A-3	
Apartment type		Studio	2BHK-2T	Studio+2BHK-2T	
Floor No		01	01	01	
Super built up area in Sq.ft		248	1537	1785	
Carpet Area as per RERA in Sq.ft		174	996	1170	
Basic rate per Sq.ft		8752	8752	8752	
Floor rise rate per Sq.ft		30	30	30	
Premium location rate/Sq.ft		500	500	500	
Total Base Rate per sq.ft		9282	9282	9282	
Base Price		23,01,936	1,42,66,434	1,65,68,370	
Car parking Slot		-	3,25,000	3,25,000	
Club house charges		-	3,25,000	3,25,000	
*Infrastructure Charges (including Power,Water,Generator,STP Charges etc)		2,48,000	15,37,000	17,85,000	
Total Including One Covered Carpark and Club House Charges		25,49,936	1,64,53,434	1,90,03,370	
Less abatement - 1/3rd of total base value		8,49,979	54,84,478	63,34,457	
Total base cost less abatement for GST calculation (Taxable Consideration)		16,99,957	1,09,68,956	1,26,68,913	
CGST on taxable consideration		12,750	4,11,336	4,24,086	
SGSTon taxable consideration		12,750	4,11,336	4,24,086	
Total Including One Covered Carpark , Club House Charges with GST (A)		25,75,435	1,72,76,106	1,98,51,541	
Other Charges					
Legal & Documentation Charges		-	60,000	60,000	
CGST @ 9% on Legal & Documentation Charges		-	5,400	5,400	
SGST @ 9% on Legal & Documentation Charges		-	5,400	5,400	
Maintenance charges for 1 year		20,832	1,29,108	1,49,940	
CGST @ 9% on Maintenance charges		1,875	11,620	13,495	
SGST @ 9% on Maintenance charges		1,875	11,620	13,495	
Sinking fund (Interest free Pass through to Owner's Association)		12,400	76,850	89,250	
Total Other Charges -(B)		36,982	2,99,997	3,36,979	
Total Price (A)+(B)		26,12,417	1,75,76,103	2,01,88,520	
Payment Schedule					
Sr. #	Milestone	%	STUDIO	2BHK 2T	Total
1	Initial booking amount	10.0%	1,00,000	2,00,000	3,00,000
2	Balance booking amount (to be paid within 10days of Booking)		1,57,544	15,27,611	16,85,154
3	Post execution of agreement (to be paid within 30days of Booking)	10%	2,57,544	17,27,611	19,85,154
4	On Completion of Mass Excavation of the respective wing	10%	2,57,544	17,27,611	19,85,154
5	On completion of Foundation of the respective wing	7%	1,80,280	12,09,327	13,89,608
6	On Completion of Ground Floor Slab	5%	1,28,772	8,63,805	9,92,577
7	On Completion of 2nd Floor Slab	5%	1,28,772	8,63,805	9,92,577
8	On Completion of 4th Floor Slab	5%	1,28,772	8,63,805	9,92,577
9	On Completion of 6th Floor Slab	5%	1,28,772	8,63,805	9,92,577
10	On Completion of 8th Floor Slab	5%	1,28,772	8,63,805	9,92,577
11	On Completion of 10th Floor Slab	5%	1,28,772	8,63,805	9,92,577
12	On Completion of 12th Floor Slab	4%	1,03,017	6,91,044	7,94,062
13	On Completion of 14th Floor Slab	4%	1,03,017	6,91,044	7,94,062
14	On Completion of 16th Floor Slab	4%	1,03,017	6,91,044	7,94,062
15	On Completion of Terrace Slab	4%	1,03,017	6,91,044	7,94,062
16	On Completion of internal Flooring of the said Apartment-Excluding laminated wooden flooring /Common Area.	6%	1,54,526	10,36,566	11,91,092
17	On Completion of First coat of Internal Paint of the said Apartment	6%	1,54,526	10,36,566	11,91,092
18	On Intimation of Possession	5%	1,28,772	8,63,805	9,92,577
19	On Intimation of Possession-Other Charges (Legal & Documentation and Maintenance Charges)		24,582	2,23,147	2,47,729
20	On Intimation of Possession-Other Charges (Sinking Fund)		12,400	76,850	89,250
Total		100%	26,12,417	1,75,76,103	2,01,88,520
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Note:					
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4. Goods & Service Tax (GST) in the above statement are calculated at prevailing rates and prevailing provisions under the GST regulations & Notifications.					
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6. Registration and Stamp Duty charges would be payable by the Purchaser on actual basis at the time of Sale Deed Registration.					
7. Payment request letter will be raised based on completion of milestones of a particular block in which the above the apartment is located.					
8. Actual carpet area may be subject to change. Any change will be in adherence with norms described under Real Estate (Regulation and Development) Act, 2016 (RERA) and rules made thereunder as applicable in the State of Karnataka.					
9. This cost sheet supersedes all previous cost sheet/s.					
10.Post dated cheque (dated 10 days from booking date) for balance booking amount must be provided by the customer at the time of booking.					
11. The Super built up area mentioned in the cost subject to change on receipt of final approval. accordingly the total cost will be revised.					