

AVIDIPTA - PHASE - II - HIG							
Flat Nos.	1	2	3	4	Base Rate		
*PLC(South-150/-; Garden-100/-; South+ Garden-250/-) per Sq.ft	Garden	South+Garden	***	South	11000		
Rs. per Sq.ft	100	250	0	150			
CALCULATION							
Tower	Flat No.	Floor	SBA (Flat)	Terrace Area	PLC (*)	No. of CP	
Platinum	4	37	1671	0	150	1	
Base Rate per Sq.ft	11000						
PLC per Sq. Ft	150						
Floor Rise per sqft per floor from 5 th floor onwards	25						
Covered Car Parking @	800000						
SBA (in Sq. ft.) of Flat	1671						
Terrace Area	0						
Chargeble Area (Terrace)	0						
Total Chargeble Area	1671						
	Value	GST %	Total GST	Total including GST			
Base Price (Flat)	18381000	12.00%	2205720	20586720			
Base Price (Terrace)	0	12.00%	0	0			
Floor Escalation	1378575	12.00%	165429	1544004			
PLC	250650	12.00%	30078	280728			
Covered Car Parking	800000	12.00%	96000	896000			
Total	20810225		2497227	23307452			
Other Charges							
Club Entrance / Membership Fee	175000	18.00%	31500	206500			
DG Back up @ 60/- per Sq.ft.	100260	18.00%	18047	118307			
Adv. Maintenance Charge @ Rs.3.5/- per sq.ft per month for 2 years	140364	18.00%	25266	165630			
Maintenance Deposit @ Rs.84/- per sq.ft	140364	0.00%	0	140364			
Legal Charge @ 0.5% of Consideration Value	104051.125	18.00%	18729	122780			
Total	660039		93542	753581			
Total Property Value including GST	23307452						
Total Other Charges including GST	753581						
Grand Total including GST	24061033						
PAYMENT SCHEDULE							
Event	Demanded% (Flat)	Demanded Amount (Flat+G)	Demanded% (O)	Demanded Amount	Total Demar	TDS	PAYABLE TO BPHDCL
1. On Application	10.00%	2330745	0	0	2330745	20810.225	2309934.775
2. On Execution of Agreement for Sale	10.00%	2330745	0	0	2330745	20810.225	2309934.775
3. On Completion of pilling	10.00%	2330745	0	0	2330745	20810.225	2309934.775
4. On Completion of work upto plinth level	10.00%	2330745	0	0	2330745	20810.225	2309934.775
5. On Completion of 4 th floor casting	10.00%	2330745	0	0	2330745	20810.225	2309934.775
6. On Completion of 10 th floor casting of the respective tower	10.00%	2330745	0	0	2330745	20810.225	2309934.775
7. On Completion of 25 th floor casting of the respective tower	10.00%	2330745	0	0	2330745	20810.225	2309934.775
8. On Completion of 40 th floor casting of the respective tower	10.00%	2330745	0	0	2330745	20810.225	2309934.775
9. On Completion of roof casting of the respective tower	10.00%	2330745	0	0	2330745	20810.225	2309934.775
10. On Completion of flooring of the respective flat	5.00%	1165373	0	0	1165373	10405.1125	1154967.887
11. Before possession	5.00%	1165373	100.00%	753581	1918954	10405.1125	1908548.887
Total	100.00%	23307452	100.00%	753581	24061033	208102.25	23852930.75
Stamp Duty & Registration charges, Transformer & Electricity connection Expenses, Electricity Deposit (personal Electric Meter) - All are at actual							