

AVIDIPTA - PHASE - II - HIG							
Flat Nos.	1	2	3	4	Base Rate		
*PLC(South-150/-, Garden-100/-, South + Garden-250/-) per Sq.ft	South+Garden	South+Garden	***	South	11000		
Rs. per Sq.ft	250	250	0	150			
CALCULATION							
Tower	Flat No.	Floor	SBA (Flat)	Terrace Area	PLC (*)	No. of CP	
Diamond	3	39	1475	0	0	1	
Base Rate per Sq.ft	11000						
PLC per Sq. Ft	0						
Floor Rise per sqft per floor from 5 th floor onwards	25						
Covered Car Parking @	800000						
SBA (in Sq. ft.) of Flat	1475						
Terrace Area	0						
Chargeble Area (Terrace)	0						
Total Chargeble Area	1475						
	Value	GST %	Total GST	Total including GST			
Base Price (Flat)	16225000	12.00%	1947000	18172000			
Base Price (Terrace)	0	12.00%	0	0			
Floor Escalation	1290625	12.00%	154875	1445500			
PLC	0	12.00%	0	0			
Covered Car Parking	800000	12.00%	96000	896000			
Total	18315625		2197875	20513500			
Other Charges							
Club Entrance / Membership Fee	175000	18.00%	31500	206500			
DG Back up @ 60/- per Sq.ft.	88500	18.00%	15930	104430			
Adv. Maintenance Charge @ Rs.3.5/- per sq.ft per month for 2 years	123900	18.00%	22302	146202			
Maintenance Deposit @ Rs.84/- per sq.ft	123900	0.00%	0	123900			
Legal Charge @ 0.5% of Consideration Value	91578.125	18.00%	16484	108062			
Total	602878		86216	689094			
Total Property Value including GST	20513500						
Total Other Charges including GST	689094						
Grand Total including GST	21202594						
PAYMENT SCHEDULE							
Event	Demanded% (Flat)	Demanded Amount (Flat)	Demanded%	Demanded Amo	Total Dema	TDS @1%	PAYABLE TO BPHDCL
1. On Application	10.00%	2051350	0	0	2051350	18315.625	2033034.375
2. On Execution of Agreement for Sale	10.00%	2051350	0	0	2051350	18315.625	2033034.375
3. On Completion of pilling	10.00%	2051350	0	0	2051350	18315.625	2033034.375
4. On Completion of work upto plinth level	10.00%	2051350	0	0	2051350	18315.625	2033034.375
5. On Completion of 4 th floor casting	10.00%	2051350	0	0	2051350	18315.625	2033034.375
6. On Completion of 10 th floor casting of the respective tower	10.00%	2051350	0	0	2051350	18315.625	2033034.375
7. On Completion of 25 th floor casting of the respective tower	10.00%	2051350	0	0	2051350	18315.625	2033034.375
8. On Completion of 40 th floor casting of the respective tower	10.00%	2051350	0	0	2051350	18315.625	2033034.375
9. On Completion of roof casting of the respective tower	10.00%	2051350	0	0	2051350	18315.625	2033034.375
10. On Completion of flooring of the respective flat	5.00%	1025675	0	0	1025675	9157.8125	1016517.188
11. Before possession	5.00%	1025675	100.00%	689094	1714769	9157.8125	1705611.188
Total	100.00%	20513500	100.00%	689094	21202594	183156.25	21019437.75
Stamp Duty & Registration charges, Transformer & Electricity connection Expenses, Electricity Deposit (personal Electric Meter) - All are at actual							