

SAMPLE - PRICE SHEET & PAYMENT SCHEDULE			
Saleable Area (In Sft)		3,000	3,300
Basic Sale Price		12,000	12,000
PLC		-	500
Total Rate/Sft		12,000	12,500
Basic Cost		36,000,000	41,250,000
Car Parking		1,000,000	1,000,000
Backyard		1,032,857	1,075,892
Basic Price of Row house		38,032,857	43,325,892
Back up Generator Charges @ Rs. 50/sft		150,000	165,000
Clubhouse Charges		500,000	500,000
Total Sale Value		38,682,857	43,990,892
GST @ 5% on Sale Value		1,934,143	2,199,545
Sale Value Including GST		40,617,000	46,190,437
Other Charges			
Advance Maintenance Charges @ Rs. 5/sft per month for 12 months Inc GST		212,400	233,640
Sinking Fund/Corpus @ Rs. 100/Sft (One Time Charge)		354,000	389,400
Legal Charges		59,000	59,000
Total Cost		41,242,400	46,872,477
Payment Schedule including GST			
Particulars	%	Milestone	Milestone
Booking Amount		500000	500000
Balance booking amount within 20 days of booking date (equivalent to 10% of the sale value plus GST)	10	3561700	4119044
within 15 days of execution of agreement for sale	10	4061700	4619044
On Commencement of Basement	15	6092550	6928565
On Commencement of Ground floor	10	4061700	4619044
On Commencement of 1st Floor	15	6092550	6928565
On Commencement of 2nd Floor	10	4061700	4619044
On Commencement of Terrace	15	6092550	6928565
Finishing	5	2030850	2309522
External Painting	5	2030850	2309522
Possession	5	2030850	2309522
Payable on possession		625,400	682,040
Total Cost		41242400	46872477
Note :			
1. Applicable stamp duty on the Agreement to Sell shall be borne by the purchaser and is payable prior to execution.			
2. The Sale Agreement must be executed within 30 days from the date of booking.			
3. Stamp duty, registration charges, legal charges, and any other statutory levies are additional and payable by the purchaser at the time of Sale Deed registration. These levies will be charged at actuals, as applicable from time to time.			
4. An effective GST rate of 5% is applicable on the sale value. GST at 18% will apply on legal charges and Annual Maintenance Charges (AMC).			
5. Balance 10% of the booking amount is payable within 20 days from the date of booking to be given as a post dated cheque at the time of booking.			
6. All payments to be made favouring "SRK Infra Projects Pvt Ltd" payable at Bangalore.			
7. As per Sec 194 - IA of the Income Tax Act, w.e.f 1st June 2013, 1% TDS is to be deducted from every instalment paid towards the purchase of immovable property that is above 50 lakhs. The TDS payment challan & Form 16B are to be submitted to the SRK Infra Projects Pvt Ltd.			
8. Charges for electricity and water connections (BESCOM/BWSSB) are to be paid by the purchaser at actuals, along with applicable taxes, as and when demanded.			
9. Pricing subject to change without any prior notice.			
10. Any changes or modification requested by the buyer will be subjected to feasibility and those attracts additional charges as determined by the seller @ applicable GST			
11. This price list supersedes all previous price lists shared with the purchaser or available in the market.			