

BIRLA APPLE AROMA				
Cost Sheet and Payment Schedule				
Apartment Number			A-306	
Apartment type			2.5 BHK	
Apartment Facing			East	
Floor			3	
Super built up area			1340	
Basic rate			₹ 8,750	
Floor rise Charge			₹ 0	
Premium location Charge			₹ 100	
Total rate per sft (Basic + FRC + PLC)			₹ 8,850	
Break up of cost				
Land & Construction Cost			₹ 1,18,59,000	
Car Parking charges			₹ 3,50,000	
Club Zone and Sports Arena development charges			₹ 2,50,000	
Infrastructure & Development charges			₹ 2,00,000	
Water & power infrastructure charges			₹ 2,68,000	
Documentation and legal charges			₹ 25,000	
Total Base value			₹ 1,29,52,000	
Other Charges				
Maintenance Charges for 1 year			₹ 72,360	
CGST @ 9% on Maintenance charges			₹ 6,512	
SGST @ 9% on Maintenance charges			₹ 6,512	
Sinking Fund - J			₹ 1,34,000	
Total of other charges on offer of possession			₹ 2,19,385	
Total Apartment Cost with Other Charges			₹ 1,31,71,385	
Payment Schedule		%	Due Date	Total Instalment Value
1	Initial Booking Amount	-		₹ 50,000
2	Balance Booking Amount (10% less initial Booking Amount)	10%	B+10	₹ 12,45,200
3	Execution of Agreement within 15 days of booking	10%	B+20	₹ 12,95,200
4	On offer of Possession within 30 days of booking	60%	B+30	₹ 77,71,200
5	On commencement of flooring of respective apartment	10%		₹ 12,95,200
6	On commencement of paint of respective apartment	5%		₹ 6,47,600
7	On Possession	5%		₹ 6,47,600
8	Other charges payable on offer of possession	-		₹ 2,19,385
Total				₹ 1,31,71,385
Note:				
1. Any other statutory charges which may be imposed by the Govt authorities in the future from time to time				
2. Payment request letter will be raised based on milestones of a particular Unit.				
3. Any taxes / levies by the Central / State Government which may become payable due to introduction of any				
4. GST are as applicable and subject to statutory change.				
5. E-Stamping/Stamp Duty/Registration and Legal Fees payable at the time of Agreement of Sale/Registration				