

Schedule of Cost and Charges

Application Reference No. : **MKHS/0047/2014-2015**
 Customer Name : **Mr. Arun Kumar Priadarshi**
 Address : 2661 Scotland CT
 : Apt 202
 : Mounds View, MN
 : Zip-55112,USA

A.

Unit details	
Block	5
Floor	13
Type	B
Flat No.	5-13/B
No. of BHK	2
Area Sqft.(SBU)	1027

B.

Price details	
(Excluding Mandatory & Extra Cost - In Rs.)	
Base Rate per Sqft	2950
South Facing per Sqft	50
Garden Facing per Sqft	0
Floor Rise Rs. 20/- per Sqft	240
Bsic cost of unit	3327480
Covered Car Parking Space Rate	350000
Total cost of unit including Car Parking Space	3677480

C.

Mandatory & Extra cost (In Rs.)	
Transformer Charges @ Rs.125/- Per Sqft. (without meter deposit)	128375
Generator charges for 750 Watt	20000
Club Development Fee @ Rs.100/- per sqft	102700
Interest Free Maintenance Security Deposits @ Rs. 36/- per sqft (for 1 Year)	36972
Intrest Free Municipal Tax Deposit @ Rs. 18/ per sqft.	18486
Sinking Fund @ Rs. 24/- per sqft.	24648
Documentation Charges (For Sale Agreement)	20000

D.

Payment Schedule			
Payment due on	Percentage of demand	Amount to be paid (Rs.)	Demand calculated on
On Booking	-	300000 *	As applicable against BHK of unit
On Sale Agreement	20%	435496 *	Base Price + PLC + Car Park price after adjusting Booking Amount) + Documentation Fee + Applicable S. Tax
On Piling	10%	367748 *	(Base Price + PLC + Car Park) + Applicable S. Tax
On Ground Roof Casting	5%	183874 *	
On 1st Floor Roof Casting	5%	183874 *	
On 3rd Floor Roof Casting	5%	309412 *	(Base price + PLC + Car Park price) + Applicable S. Tax + 50 % of Mandatory Cost except Maintenance, Sinking Fund & Tax Deposit
On 5th Floor Roof Casting	5%	183874 *	(Base Price + PLC + Car Park) + Applicable S. Tax
On 7th Floor Roof Casting	5%	183874 *	
On 8th Floor Roof Casting	5%	183874 *	
On 9th Floor Roof Casting	5%	183874 *	
On Completion of Super Structure of the Block	5%	246643 *	(Base price + PLC + Car Park price) + Applicable S. Tax + 25 % of Mandatory Cost except Maintenance, Sinking Fund & Tax Deposit
On Flooring of the designated unit	10%	367748 *	(Base Price + PLC + Car Park) + Applicable S. Tax
On Internal Completion of the Designated Unit	10%	367748 *	(Base Price + PLC + Car Park) + Applicable S. Tax
On or Before Possession of the Designated Unit	10%	510623 *	(Base price + PLC + Car Park price) + Applicable S. Tax + 25 % Rest Mandatory Cost along with 100% Maintenance, Sinking Fund & Tax Deposit
Grand Total	100%	4008661	

Notes:

- 1) " * " Service Tax & other taxes will be charged extra as per applicable rates on all payment.
- 2) If Booking Cheque get bounced/made stop payment, the booking will automatically treated as cancelled
We will demand mandatory cost in Three parts - on or before 3rd floor roof casting, on or before Completion of Super of
- 3) the Block and on or before possession of the designated Unit.
- 4) Payments received by cheques are subject to realisation.
- 5) Registration Cost and Legal Charges for the same will be extra and shall be born by you.
- 6) Customer can opt more power backup after paying applicable amount. But written request should come before execution of Sale agreement, for every 500 Watt Rs. 20000/- Extra.
- 7) All Payments to be made in the name of "MKHS Housing LLP" other than documentation Charges for Sales Agreement, Mandatory & Extra cost, Registration Cost and related Legal Charges/Costs.
- 8) Payment for Documentation Charges *plus* applicable service tax for Sales Agreement will be in the name of "V C AGARWAL AND COMPANY".
- 9) Legal documents, sanction plans can be provided if required at an extra cost.
- 10) **Cancellation charges :**
 - a. i) Rs. 1,00,000/- if cancelled before executing the sale agreement.
 - ii) 20% of the total Flat value if cancelled after execution of the sale agreement.
 - b. Interest due to be paid, if any, till the date of receipt of intimation of cancellation request.
 - c. All taxes paid.
- 11) **Nomination Charges :**
2% of the Total Flat Value including Car Parking after Agreement
Rs. 1,00,000/- before Sale agreement