

2200    2298    2295    2294    2294    2294    2292    2288    2271    2271    2270    2268    2268    2254    2252

**SPL Housing Private Limited**

**COST SHEET - SAMETHANA PROJECT**

	2BHK (TYPE I)							2BHK (TYPE II)					3 BHK	
Super Built-up Area in sq.ft.	767	792	798	799	802	812	854	1058	1059	1066	1100	1107	1384	1440
<b>AMOUNT IN RUPEES</b>														
Rate per Sq.ft	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200
Car Park (open)	75000	75000	75000	75000	75000	75000	75000	75000	75000	75000	75000	75000	75000	75000
Basic Cost	1687400	1742400	1755600	1757800	1764400	1786400	1878800	2327600	2329800	2345200	2420000	2435400	3044800	3168000
Value of the Flat	1762400	1817400	1830600	1832800	1839400	1861400	1953800	2402600	2404800	2420200	2495000	2510400	3119800	3243000
Facilities	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000
Water	38350	39600	39900	39950	40100	40600	42700	52900	52950	53300	55000	55350	69200	72000
Electricity	38350	39600	39900	39950	40100	40600	42700	52900	52950	53300	55000	55350	69200	72000
Legal & Documentation	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000
Katha bifurcation liaison	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000
Maintenance Charges	13806	14256	14364	14382	14436	14616	15372	19044	19062	19188	19800	19926	24912	25920
Maintenance Deposit	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000	25000
<b>TOTAL</b>	<b>1952906</b>	<b>2010856</b>	<b>2024764</b>	<b>2027082</b>	<b>2034036</b>	<b>2057216</b>	<b>2154572</b>	<b>2627444</b>	<b>2629762</b>	<b>2645988</b>	<b>2724800</b>	<b>2741026</b>	<b>3383112</b>	<b>3512920</b>
VAT *	112389	115976	116836	116980	117410	118845	124870	154134	154277	155281	160159	161163	200899	208932
Service Tax *	51059	52623	52998	53061	53248	53874	56501	69259	69322	69759	71886	72324	89648	93150
<b>Total cost including VAT &amp; ST</b>	<b>2116355</b>	<b>2179455</b>	<b>2194599</b>	<b>2197123</b>	<b>2204695</b>	<b>2229934</b>	<b>2335942</b>	<b>2850837</b>	<b>2853361</b>	<b>2871029</b>	<b>2956844</b>	<b>2974512</b>	<b>3673658</b>	<b>3815002</b>
Registration Charges ( approx)*	85904	88704	89376	89488	89824	90944	95648	118496	118608	119392	123200	123984	155008	161280
<b>Total Value of the Flat @</b>	<b>2202259</b>	<b>2268159</b>	<b>2283975</b>	<b>2286611</b>	<b>2294519</b>	<b>2320878</b>	<b>2431590</b>	<b>2969333</b>	<b>2971969</b>	<b>2990421</b>	<b>3080044</b>	<b>3098496</b>	<b>3828666</b>	<b>3976282</b>

\* VAT, SERVICE TAX AND REGISTRATION and Khatha Bifurcation CHARGES MENTIONED IN THE COST SHEET ARE SUBJECT TO CHANGE.

car park covered - Rs. 75000/- extra (available for 2 BHK type II and 3 BHK flats only)