

Infyns - Cost Sheet																	
1	Type		3 BHK /3T	3 BHK / 2T	3 BHK / 2T	2 BHK / 2T	3 BHK / 2T	3 BHK / 2T	2 BHK / 2T	3 BHK / 2T	3 BHK / 2T	3BHK/ 3T	3 BHK / 2T	2 BHK / 2T	3 BHK / 2T		
	Apartment No		101	102	103	104	105	106	107/111	108	109/110	112	112 A	114/115/116/117/118	120	121	
2	Super Builtup Area / Saleable Area	Sq.Ft	1410	1125	1125	1013	1125	1096	1020	1148	1115	1171	1860	1113	1000	1185	
3	RERA carpet area (Excluding Balcony Area)	Sq.Ft	926	753	748	666	748	729	669	766	745	784	1223	739	654	790	
	Exclusive Balcony Area		63	39	44	41	44	43	43	43	42	43	103	43	43	42	
4	UDS	Sq.ft	271.40	216.57	216.41	194.90	216.41	210.87	196.33	220.89	214.58	225.28	357.93	214.18	192.43	227.99	
5	Rate per sq.ft on SBA	Rs.	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	5,999	
	Preferred Location Charges	Rs.	-		50		50						150		50		
	Floor Rise Charges Rs.25/- per Sq.ft from 5th Floor onwards	Rs.															
	Rate per Sft on RERA Carpet area	Rs.	9,135	8,963	9,023	9,125	9,023	9,019	9,146	8,991	8,978	8,960	9,124	9,035	9,173	8,999	
	Basic Cost	Rs.	84,58,590	67,48,875	68,05,125	61,27,637	68,05,125	65,74,904	61,18,980	68,86,852	66,88,885	70,24,829	1,14,37,140	67,32,537	59,99,000	71,08,815	
6	Other Charges																
a)	Infrastructure and other Development Charges	Rs.	7,52,500	6,81,250	6,81,250	6,03,250	6,81,250	6,74,000	6,05,000	6,87,000	6,78,750	6,92,750	8,65,000	6,28,250	6,00,000	6,46,250	
b)	Legal & Documentation Charges	Rs.	1,41,000	1,12,500	1,12,500	1,01,300	1,12,500	1,09,600	1,02,000	1,14,800	1,11,500	1,17,100	1,86,000	1,11,300	1,00,000	1,18,500	
c)	Electricity Deposit and Connection Charges	Rs.	1,86,250	1,50,625	1,50,625	1,36,625	1,50,625	1,47,000	1,37,500	1,53,500	1,49,375	1,56,375	2,42,500	1,49,125	1,35,000	1,58,125	
d)	STP & WTP Charges	Rs.	1,41,000	1,12,500	1,12,500	1,01,300	1,12,500	1,09,600	1,02,000	1,14,800	1,11,500	1,17,100	1,86,000	1,11,300	1,00,000	1,18,500	
e)	Sports & Recreation		1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	
	Apartment Cost / Value	Rs.	98,29,340	79,55,750	80,12,000	72,20,112	80,12,000	77,65,104	72,15,480	81,06,952	78,90,010	82,58,154	1,30,66,640	78,82,512	70,84,000	83,00,190	
	GST 5 % on above	Rs.	4,91,467	3,97,788	4,00,600	3,61,006	4,00,600	3,88,255	3,60,774	4,05,348	3,94,501	4,12,908	6,53,332	3,94,126	3,54,200	4,15,010	
	Total		1,03,20,807	83,53,538	84,12,600	75,81,118	84,12,600	81,53,359	75,76,254	85,12,300	82,84,511	86,71,062	1,37,19,972	82,76,638	74,38,200	87,15,200	
PAYMENT SCHEDULE																	
	Activity	Rs.															
i)	On Booking	10%	10,32,081	8,35,354	8,41,260	7,58,112	8,41,260	8,15,336	7,57,625	8,51,230	8,28,451	8,67,106	13,71,997		8,27,664	7,43,820	8,71,520
ii)	Upon Signing the agreement (Within 10 days from the date of booking)	10%	10,32,081	8,35,354	8,41,260	7,58,112	8,41,260	8,15,336	7,57,625	8,51,230	8,28,451	8,67,106	13,71,997		8,27,664	7,43,820	8,71,520
iii)	Upon Completion of Foundation	10%	10,32,081	8,35,354	8,41,260	7,58,112	8,41,260	8,15,336	7,57,625	8,51,230	8,28,451	8,67,106	13,71,997		8,27,664	7,43,820	8,71,520
iv)	Upon Completion of Basement-1	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
v)	Upon Completion of Basement -2	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
vi)	Upon Completion of 1st floor Roof Slab	10%	10,32,081	8,35,354	8,41,260	7,58,112	8,41,260	8,15,336	7,57,625	8,51,230	8,28,451	8,67,106	13,71,997		8,27,664	7,43,820	8,71,520
vii)	Upon Completion of 3rd Floor Roof Slab	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
viii)	Upon Completion of 5th Floor Roof Slab	10%	10,32,081	8,35,354	8,41,260	7,58,112	8,41,260	8,15,336	7,57,625	8,51,230	8,28,451	8,67,106	13,71,997		8,27,664	7,43,820	8,71,520
ix)	Upon Completion of 7th Floor Roof Slab	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
x)	Upon Completion of 9th Floor Roof Slab	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
xi)	Upon Completion of Brick Work and Internal Plastering upto 3rd Floor	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
xii)	Upon Completion of Brick Work and Internal Plastering upto 7th Floor	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
xiii)	Upon Completion of Brick Work and Internal Plastering upto 9th Floor	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
xiv)	Upon Completion of Lift Machine Room, Head Room, Over Head Tank, Weathering Course, Pressed Tiles	5%	5,16,040	4,17,677	4,20,630	3,79,056	4,20,630	4,07,668	3,78,813	4,25,615	4,14,226	4,33,553	6,85,999	4,13,832	3,71,910	4,35,760	
xv)	Upon Completion of Plumbing, Electrical works, External Plastering	3%	3,09,624	2,50,606	2,52,378	2,27,434	2,52,378	2,44,601	2,27,288	2,55,369	2,48,535	2,60,132	4,11,599	2,48,299	2,23,146	2,61,456	
xvi)	Upon Completion of Sanitary Fitting, Lift installation, Energizing and handing over	2%	2,06,416	1,67,071	1,68,252	1,51,622	1,68,252	1,63,067	1,51,525	1,70,246	1,65,690	1,73,421	2,74,399	1,65,533	1,48,764	1,74,304	
		100%	1,03,20,807	83,53,538	84,12,600	75,81,118	84,12,600	81,53,359	75,76,254	85,12,300	82,84,511	86,71,062	1,37,19,972	82,76,638	74,38,200	87,15,200	
7	TOTAL	Rs.	1,03,20,807	83,53,538	84,12,600	75,81,118	84,12,600	81,53,359	75,76,254	85,12,300	82,84,511	86,71,062	1,37,19,972	82,76,638	74,38,200	87,15,200	
	land reg value	Rs.	1,12,513	92,305	92,246	84,320	92,246	90,206	84,847	93,896	91,573	95,517	1,44,396	91,426	83,392	96,513	
	cons reg value	Rs.	1,99,602	1,63,931	1,65,123	1,49,934	1,65,123	1,60,309	1,49,741	1,66,817	1,62,683	1,69,697	2,61,788	1,62,552	1,47,245	1,70,399	
9	Registration charges	Rs.	3,12,115	2,56,236	2,57,369	2,34,254	2,57,369	2,50,515	2,34,588	2,60,713	2,54,256	2,65,214	4,06,184	2,53,979	2,30,637	2,66,911	
10	GRAND TOTAL	Rs.	1,06,32,922	86,09,773	86,69,969	78,15,371	86,69,969	84,03,874	78,10,842	87,73,013	85,38,767	89,36,276	1,41,26,156	85,30,617	76,68,837	89,82,111	

Note: E & OE

- Stamp duty & Registration charges and any other taxes, levies and charges etc., as applicable extra at prevailing rates. Guide Line Value considered @ Rs.3350/- per Sq.ft
- Registration will be done only upon receipt of 50% of the total cost of apartment or the current due whichever is higher.
- Stamp duty, registration charges to be paid prior to registration.
- GST charges at the current prevailing rates. It shall be paid at each stage of completion against the demand raised.
- TDS of 1% to be paid by the buyer for properties of Rs. 50,00,000/- and above as per Income Tax Act, u/s 194-IA. Upon every payment, buyer should remit TDS 1 % within 30 days from the date of Payment to Lancor Holdings Ltd.
- 18 Months advance Maintenance charges & Deposit to be paid at the time of possession along with the final instalment in favour of **LANCOR HOLDINGS LIMITED**.
- Preferred Location Charges/Car Parking Charges and Floor Rise Charges are applicable extra.
- All cheque's / DD's to be made in favour of **LANCOR HOLDINGS LTD -COLLECTION ACCOUNT**
- Prices / Terms and conditions are subject to change without prior notice.