

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.	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199	6,199
	Preferred Location Charges	Rs.	-		50	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.	9,439	9,261	9,323	9,429	9,323	9,320	9,451	9,290	9,278	9,259	9,428	9,336	9,479	9,299
	<b>Basic Cost</b>	Rs.	<b>87,40,590</b>	<b>69,73,875</b>	<b>70,30,125</b>	<b>63,30,237</b>	<b>70,30,125</b>	<b>67,94,104</b>	<b>63,22,980</b>	<b>71,16,452</b>	<b>69,11,885</b>	<b>72,59,029</b>	<b>1,18,09,140</b>	<b>69,55,137</b>	<b>61,99,000</b>	<b>73,45,815</b>
6	<b>Other Charges</b>															
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	Rs.	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
	<b>Apartment Cost / Value</b>	Rs.	<b>1,01,11,340</b>	<b>81,80,750</b>	<b>82,37,000</b>	<b>74,22,712</b>	<b>82,37,000</b>	<b>79,84,304</b>	<b>74,19,480</b>	<b>83,36,552</b>	<b>81,13,010</b>	<b>84,92,354</b>	<b>1,34,38,640</b>	<b>81,05,112</b>	<b>72,84,000</b>	<b>85,37,190</b>
	<b>GST 5 % on above</b>	Rs.	<b>5,05,567</b>	<b>4,09,038</b>	<b>4,11,850</b>	<b>3,71,136</b>	<b>4,11,850</b>	<b>3,99,215</b>	<b>3,70,974</b>	<b>4,16,828</b>	<b>4,05,651</b>	<b>4,24,618</b>	<b>6,71,932</b>	<b>4,05,256</b>	<b>3,64,200</b>	<b>4,26,860</b>
	<b>Total</b>	Rs.	<b>1,06,16,907</b>	<b>85,89,788</b>	<b>86,48,850</b>	<b>77,93,848</b>	<b>86,48,850</b>	<b>83,83,519</b>	<b>77,90,454</b>	<b>87,53,380</b>	<b>85,18,661</b>	<b>89,16,972</b>	<b>1,41,10,572</b>	<b>85,10,368</b>	<b>76,48,200</b>	<b>89,64,050</b>
<b>PAYMENT SCHEDULE</b>																
	<b>Activity</b>	Rs.														
i)	On Booking	10%	10,61,691	8,58,979	8,64,885	7,79,385	8,64,885	8,38,352	7,79,045	8,75,338	8,51,866	8,91,697	14,11,057	8,51,037	7,64,820	8,96,405
ii)	Upon Signing the agreement ( Within 10 days from the date of booking)	10%	10,61,691	8,58,979	8,64,885	7,79,385	8,64,885	8,38,352	7,79,045	8,75,338	8,51,866	8,91,697	14,11,057	8,51,037	7,64,820	8,96,405
iii)	Upon Completion of Foundation	10%	10,61,691	8,58,979	8,64,885	7,79,385	8,64,885	8,38,352	7,79,045	8,75,338	8,51,866	8,91,697	14,11,057	8,51,037	7,64,820	8,96,405
iv)	Upon Completion of Basement-1	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
v)	Upon Completion of Basement -2	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
vi)	Upon Completion of 1st floor Roof Slab	10%	10,61,691	8,58,979	8,64,885	7,79,385	8,64,885	8,38,352	7,79,045	8,75,338	8,51,866	8,91,697	14,11,057	8,51,037	7,64,820	8,96,405
vii)	Upon Completion of 3rd Floor Roof Slab	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
viii)	Upon Completion of 5th Floor Roof Slab	10%	10,61,691	8,58,979	8,64,885	7,79,385	8,64,885	8,38,352	7,79,045	8,75,338	8,51,866	8,91,697	14,11,057	8,51,037	7,64,820	8,96,405
ix)	Upon Completion of 7th Floor Roof Slab	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
x)	Upon Completion of 9th Floor Roof Slab	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
xi)	Upon Completion of Brick Work and Internal Plastering upto 3rd Floor	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
xii)	Upon Completion of Brick Work and Internal Plastering upto 7th Floor	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
xiii)	Upon Completion of Brick Work and Internal Plastering upto 9th Floor	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
xiv)	Upon Completion of Lift Machine Room, Head Room, Over Head Tank, Weathering Course, Pressed Tiles	5%	5,30,845	4,29,489	4,32,443	3,89,692	4,32,443	4,19,176	3,89,523	4,37,669	4,25,933	4,45,849	7,05,529	4,25,518	3,82,410	4,48,202
xv)	Upon Completion of Plumbing, Electrical works, External Plastering	3%	3,18,507	2,57,694	2,59,466	2,33,815	2,59,466	2,51,506	2,33,714	2,62,601	2,55,560	2,67,509	4,23,317	2,55,311	2,29,446	2,68,921
xvi)	Upon Completion of Sanitary Fitting, Lift installation, Energizing and handing over	2%	2,12,338	1,71,796	1,72,977	1,55,877	1,72,977	1,67,670	1,55,809	1,75,068	1,70,373	1,78,339	2,82,211	1,70,207	1,52,964	1,79,281
		100%	<b>1,06,16,907</b>	<b>85,89,788</b>	<b>86,48,850</b>	<b>77,93,848</b>	<b>86,48,850</b>	<b>83,83,519</b>	<b>77,90,454</b>	<b>87,53,380</b>	<b>85,18,661</b>	<b>89,16,972</b>	<b>1,41,10,572</b>	<b>85,10,368</b>	<b>76,48,200</b>	<b>89,64,050</b>
7	<b>TOTAL</b>	Rs.	<b>1,06,16,907</b>	<b>85,89,788</b>	<b>86,48,850</b>	<b>77,93,848</b>	<b>86,48,850</b>	<b>83,83,519</b>	<b>77,90,454</b>	<b>87,53,380</b>	<b>85,18,661</b>	<b>89,16,972</b>	<b>1,41,10,572</b>	<b>85,10,368</b>	<b>76,48,200</b>	<b>89,64,050</b>
	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.	2,05,524	1,68,656	1,69,848	1,54,189	1,69,848	1,64,912	1,54,025	1,71,638	1,67,366	1,74,615	2,69,600	1,67,227	1,51,445	1,75,376
9	Registration charges	Rs.	3,18,037	2,60,961	2,62,094	2,38,508	2,62,094	2,55,118	2,38,872	2,65,535	2,58,939	2,70,132	4,13,996	2,58,654	2,34,837	2,71,888
10	<b>GRAND TOTAL</b>	Rs.	<b>1,09,34,944</b>	<b>88,50,748</b>	<b>89,10,944</b>	<b>80,32,356</b>	<b>89,10,944</b>	<b>86,38,637</b>	<b>80,29,326</b>	<b>90,18,914</b>	<b>87,77,600</b>	<b>91,87,104</b>	<b>1,45,24,568</b>	<b>87,69,021</b>	<b>78,83,037</b>	<b>92,35,938</b>

**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.