

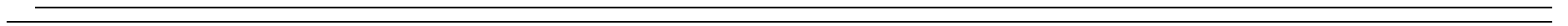
## **JVM'S ORCHID**

Schedule for flat as on	FLAT NO: 1	FLAT NO: 2	FLAT NO: 3	FLAT NO: 4
07-11-2017				
	<b>2 BHK</b>	<b>2 BHK</b>	<b>1 BHK</b>	<b>1 BHK</b>
Schedule Flat Cost ==>	9465120	9439767	6303800	6037200
<b>10% on Booking</b>	946512	943977	630380	603720
<b>(-) Token Amount</b>	150000	150000	150000	150000
	796512	793977	480380	453720
<b>60% on completion of 11th Slab</b>	5679072	5663860	3782280	3622320
<b>10% on Completion of Brickwork</b>	946512	943977	630380	603720
<b>8% on completion of Internal &amp; External Plaster</b>	757210	755181	504304	482976
<b>7% On Completion of Flooring</b>	662558	660784	441266	422604
<b>5% on Possession</b>	473256	471988	315190	301860
<b>FLAT COST ( A )</b>	9465120	9439767	6303800	6037200
<b>GST CALCULATION</b>				
<b>GST @12% ( B )</b>	1135814	1132772	756456	724464
<b>PARTICULARS</b>				
<b>(i) Share Money, Application &amp; Entrance Fees of the said Organisation (</b>	651	651	651	651
<b>(ii) Towards Society Formation and Legal Charges</b>	5000	5000	5000	5000
<b>(iii) Towards Advance Maintenance Charges of the premium &amp; common area for 12 months excluding Municipal taxes, NA Taxes, assessments and other charges</b>	67200	67020	43980	42120
<b>(iv) Towards Utility Connection Charges and deposit. etc</b>	76289	76397	60221	61337
<b>(v) Towards water Charges, solar water heating Charges and General Charges</b>	50860	50932	40148	40892
<b>GST@18%</b>	26845	26832	19773	19639
<b>TOTAL OTHER CHARGES ( C )</b>	226845	226832	169773	169639
<b>STAMP DUTY (6%) (D)</b>	567907	566386	378228	362232
<b>REGISTRATION FEES (E )</b>	30000	30000	30000	30000
	597907	596386	408228	392232
<b>REGISTRATION CHARGES (F)</b>	8000	8000	8000	8000
<b>TOTAL (A+B+C+D+E+F)</b>	11433687	11403757	7646257	7331535
<b>Terms and condition</b>				
1. Above Rates and Other Charges are subject to change without any prior intimation.				
2. All Government Taxes and Charges shall be payable as per the government rules.				
3. GST/Service tax/VAT to be paid as and when demanded.				
4. Kindly Draw cheque in favour of " Mehta Realtors"				
5. 5% of the agreement value will be deducted as administration charge In case of transfer or Cancellation.				
6. For Further details Contact : 9821896100/9699806069				
7. Taxes Extra as applicable				
8. Property Tax to be borne by Flat Owner at actual				
9. If agreement value is above Rs. 50 lacs then TDS @ 1% is to be deducted				
10. GST is calculated @18% on 2/3rd of the flat cost therefore the effective rate is 12%				

## Orchid Shops

Schedule for flat as on 07-11-2017	370.3	403.8	322.3	461.4	565	426	500	750
Schedule for flat as on	252	275	211	313	385	279	340	510
RATE	Shop	Shop	Shop	Shop	Shop	Shop	Shop	Shop
Schedule Shop Cost----->	11109000	12114000	9669000	4938000	16950000	12780000	15000000	22500000
Amenity Charge								500000
								23000000
20% on Booking	2221800	2422800	1933800	987600	3390000	2556000	3000000	4600000
(-) Token Amount	100000	100000	100000	100000	100000	100000	100000	100000
	2121800	2322800	1833800	887600	3290000	2456000	2900000	4500000
15% on or Before Plinth	1666350	1817100	1450350	740700	2542500	1917000	2250000	3450000
8.5% n or Before 1st Slab	944265	1029690	821865	419730	1440750	1086300	1275000	1955000
8.5% on or Before 2nd Slab	944265	1029690	821865	419730	1440750	1086300	1275000	1955000
8.5% on or Before 3rd Slab	944265	1029690	821865	419730	1440750	1086300	1275000	1955000
8.5% on completion of Brickwork	944265	1029690	821865	419730	1440750	1086300	1275000	1955000
8.5% on completion of Plumbing	944265	1029690	821865	419730	1440750	1086300	1275000	1955000
8.5% on completion of Internal & External Plas	944265	1029690	821865	419730	1440750	1086300	1275000	1955000
9% on completion of Tiling & Flooring	999810	1090260	870210	444420	1525500	1150200	1350000	2070000
5% on Possession	555450	605700	483450	246900	847500	639000	750000	1150000
Flat Cost	11109000	12114000	9669000	4938000	16950000	12780000	15000000	23000000
GST (12%)	1333080	1453680	1160280	592560	2034000	1533600	1800000	2700000
<b>OTHER CHARGES</b>								
<b>PARTICULARS</b>								
Legal & professional Charges	10000	10000	10000	10000	10000	10000	10000	10000
Share Money	651	651	651	651	651	651	651	651
Society Formation	5000	5000	5000	5000	5000	5000	5000	5000
Development charges	11109	12114	9669	13842	16950	12780	15000	22500
Maintainance Charges (12 Mth)	31105	33919	27073	38758	47460	35784	42000	63000
MSEB Charges	50000	50000	50000	50000	50000	50000	50000	50000
Water Charges	20000	20000	20000	20000	20000	20000	20000	20000
<b>TOTAL OTHER CHARGES (D)</b>	<b>143209</b>	<b>147486</b>	<b>137080</b>	<b>154841</b>	<b>168068</b>	<b>150373</b>	<b>159769</b>	<b>191689</b>
STAMP DUTY PO or DD : (E)	666540	726840	580140	296280	1017000	766800	900000	1380000
REGISTRATION FEES (F)	30000	30000	30000	30000	30000	30000	30000	30000
	696540	756840	610140	326280	1047000	796800	930000	1410000
<b>REGISTRATION CHARGES</b>	<b>12000</b>	<b>12000</b>	<b>12000</b>	<b>12000</b>	<b>12000</b>	<b>12000</b>	<b>12000</b>	<b>12000</b>
<b>TOTAL (A+B+C+D+E+F)</b>	<b>13293829</b>	<b>14484006</b>	<b>11588500</b>	<b>6023681</b>	<b>20211068</b>	<b>15272773</b>	<b>17901769</b>	<b>27313689</b>

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## Orchid Offices

Schedule for flat as on	415	233	187	203	203	140	136	157
RATE	Shop	Shop	Shop	Shop	Shop	Shop	Shop	Shop
Schedule Shon Cost----->	13280000	7456000	5984000	6496000	6496000	4480000	4352000	5340000
Amenity Charges	500000							
	13780000							
20% on Booking	2756000	1491200	1196800	1299200	1299200	896000	870400	1068000
(-) Token Amount	600000	600000	600000	600000	600000	600000	600000	600000
	2156000	891200	596800	699200	699200	296000	270400	468000
15% on or Before Plinth	2067000	1118400	897600	974400	974400	672000	652800	801000
16% n or Before 1st Slab	2204800	1192960	957440	1039360	1039360	716800	696320	854400
16% on or Before 2nd Slab	2204800	1192960	957440	1039360	1039360	716800	696320	854400
16% on or Before 3rd Slab	2204800	1192960	957440	1039360	1039360	716800	696320	854400
3% on completion of Brickwork	413400	223680	179520	194880	194880	134400	130560	160200
3% on completion of Plumbing	413400	223680	179520	194880	194880	134400	130560	160200
3% on completion of Internal & External Plaste	413400	223680	179520	194880	194880	134400	130560	160200
4% on completion of Tiling & Flooring	551200	298240	239360	259840	259840	179200	174080	213600
4% on Possession	551200	298240	239360	259840	259840	179200	174080	213600
FLAT COST (A)	13780000	7456000	5984000	6496000	6496000	4480000	4352000	5340000
SERVICE TAX (4.5%) (B)	620100	335520	269280	292320	292320	201600	195840	240300
VAT TAX (1%) (C)	137800	74560	59840	64960	64960	44800	43520	53400
OTHER CHARGES								
PARTICULARS								
Legal & professional Charges	10000	10000	10000	10000	10000	10000	10000	10000
Share Money	651	651	651	651	651	651	651	651
Society Formation	5000	5000	5000	5000	5000	5000	5000	5000
Development charges	19920	11184	8976	9744	9744	6720	6528	8010
Maintainance Charges (12 Mth)	55776	31315	25133	27283	27283	18816	18278	22428
MSEB Charges	50000	50000	50000	50000	50000	50000	50000	50000
Water Charges	20000	20000	20000	20000	20000	20000	20000	20000
TOTAL OTHER CHARGES (D)	161347	128150	119760	122678	122678	111187	110457	116089
STAMP DUTY PO or DD : (E)	826800	447360	359040	389760	389760	268800	261637	320400
REGISTRATION FEES (F)	30000	30000	30000	30000	30000	30000	30000	30000
	856800	477360	389040	419760	419760	298800	291637	350400
REGISTRATION CHARGES	12000	12000	12000	12000	12000	12000	12000	12000
TOTAL (A+B+C+D+E+F)	15568047	8483590	6833920	7407718	7407718	5148387	5005454	5996100

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