

WINTERSUN			PAYMENT SCHEDULE						
Plot area in sq.ft			4,800	4,800	7,000	7,000	8,000	8,000	2,500
Land rate per sq.ft			1,500	1,500	1,500	1,500	1,500	1,500	1,500
Total Land Value (A)			7,200,000	7,200,000	10,500,000	10,500,000	12,000,000	12,000,000	3,750,000
Particulars			Villa		Villa		Villa		ROW HOUSE
			SWEETBAY	RAINTREE	BEECH	ADLAIDE	MELROSE	CAPRICE	
Built Up Area			4,148	4,171	4,987	5,195	5,957	6,050	3,112
Construction Cost (Rs.2500/sq.ft)			10,370,000	10,427,500	12,467,500	12,987,500	14,892,500	15,125,000	7,780,000
Vat @(12.5% of 70%) = 8.75%			907,375	912,406	1,090,906	1,136,406	1,303,094	1,323,438	680,750
Service Tax @ 4.079%			422,992	425,338	508,549	529,760	607,465	616,949	317,346
Construction Value (B) @ Rs.2500/-			11,700,367	11,765,244	14,066,956	14,653,666	16,803,059	17,065,386	8,778,096
Construction cost			14,518,000	14,598,500	17,454,500	18,182,500	20,849,500	21,175,000	10,892,000
Vat @ 8.75%			1,270,325	1,277,369	1,527,269	1,590,969	1,824,331	1,852,813	953,050
Service Tax @ 4.079%			592,189	595,473	711,969	741,664	850,451	863,728	444,285
Construction Cost with upgrades (C)			16,380,514	16,471,342	19,693,738	20,515,133	23,524,282	23,891,541	12,289,335
OTHER CHARGES ^									
Advocate fees			50,000	50,000	50,000	50,000	50,000	50,000	50,000
Club House Charges			300,000	300,000	300,000	300,000	300,000	300,000	300,000
KEB charges @Rs.100/sq ft of BUA			414,800	417,100	498,700	519,500	595,700	605,000	311,200
BWSSB Charges @Rs.100/sq ft of BUA			414,800	417,100	498,700	519,500	595,700	605,000	311,200
Maintenance Deposit for 3yrs.			500,000	500,000	500,000	500,000	500,000	500,000	500,000
Registrations charges			actuals	actuals	actuals	actuals	actuals	actuals	actuals
TOTAL OF OTHER CHARGES (D)			1,679,600	1,684,200	1,847,400	1,889,000	2,041,400	2,060,000	1,472,400
TOTAL VALUE OF THE VILLA (A+B+D)			20,579,967	20,649,444	26,414,356	27,042,666	30,844,459	31,125,386	14,000,496
TOTAL VALUE OF THE VILLA (A+C+D)			25,260,114	25,355,542	32,041,138	32,904,133	37,565,682	37,951,541	17,511,735
PAYMENT SCHEDULE	L	C							
On Booking			500,000	500,000	500,000	500,000	500,000	500,000	500,000
On entering into agreement	30%	10%	2,830,037	2,836,524	4,056,696	4,115,367	4,780,306	4,806,539	1,502,810
30% of land cost -	30%		2,160,000	2,160,000	3,150,000	3,150,000	3,600,000	3,600,000	1,125,000
30% of land cost -	30%		2,160,000	2,160,000	3,150,000	3,150,000	3,600,000	3,600,000	1,125,000
On commencement of construction		15%	1,755,055	1,764,787	2,110,043	2,198,050	2,520,459	2,559,808	1,316,714
On completion of foundation		15%	1,755,055	1,764,787	2,110,043	2,198,050	2,520,459	2,559,808	1,316,714
On completion of 1st floor slab		15%	1,755,055	1,764,787	2,110,043	2,198,050	2,520,459	2,559,808	1,316,714
On completion of Roof floor		15%	1,755,055	1,764,787	2,110,043	2,198,050	2,520,459	2,559,808	1,316,714
On completion of External plastering		15%	1,755,055	1,764,787	2,110,043	2,198,050	2,520,459	2,559,808	1,316,714
On Finishing		15%	1,755,055	1,764,787	2,110,043	2,198,050	2,520,459	2,559,808	1,316,714
On Possession	10%		720,000	720,000	1,050,000	1,050,000	1,200,000	1,200,000	375,000
Additional Charges			1,679,600	1,684,200	1,847,400	1,889,000	2,041,400	2,060,000	1,472,400
	100%	100%	20,579,967	20,649,444	26,414,356	27,042,666	30,844,459	31,125,386	14,000,496
Note :									
Statutory charges /taxes//other charges subject to be amendmens as per prevailing laws									
*corner plots are @ 5% premium									
*The above plot areas & built up areas are proposed & will be cofirmed at the time of booking									
* The balance of maintenance deposit after 2 years will be transferred to a sinking fund.									