



Cost Breakup & Payment Schedule		
Name of The Client	Mrs.Regina Hoseph D R	
Project	Sobha Royal Pavilion Phase 6-Wing 10 and 11	
Unit No.	C1-11141	
Area (SBA in sft)	1,490.45	
Rate/sqft	6,400.00	
Land Sale Value (Approx.) (i)	4,262,687	
Construction Cost Inclusive Of 1 Car Parking Space (ii)	5,276,193	
Basic Sale Value (i+ii)	9,538,880	
BESCOM & BCC & Development of Electrical and other Infrastructure in	827,200	
Estimated GST input reversible on all Project cost	745,225	
CGST	277,783	
SGST	277,783	
Basic Agreement Value with Taxes (A)	11,666,870	
Other Charges (B) Approx & Subject To Change		
Maintenance Deposit	400,000	
Total Other Charges (B)	400,000	
Basic Agreement Value with Taxes and Other Charges excluding Reg & Stamp Duty	12,066,870	
Payment Schedule	% of Billing	Amount (Rs.)
Part Booking Amount		0
Balance Booking Amount	10.00	1,166,687
Payable Within 30 Days from Payment Request Letter	10.00	1,166,687
On Completion of Lower Basement Roof Slab	8.00	933,350
On Completion of Ground Floor Roof Slab	8.00	933,350
On Completion of Fourth Floor Roof Slab	8.00	933,350
On Completion of Eight Floor Roof Slab	8.00	933,350
On Completion Of Twelfth Floor Roof Slab	8.00	933,350
On Completion of Sixteenth Floor Roof Slab	8.00	933,350
On Completion of Terrace Slab	8.00	933,350
On Completion of Internal Flooring In All The Apartments Excluding Balcony, Utility, Common Area, Shafts, Ducts, Etc.,	9.00	1,050,018
On Completion of Internal Door and Windows in all the Apartments excl Balconies, Utilities, Common Area, Shafts, Ducts etc.,	10.00	1,166,687
On Final Payment Request	5.00	983,343
Basic Agreement Value with Taxes and Other Charges excluding Reg & Stamp Duty	100.00	12,066,870

1. Stamp Duty Charges @ 0.1% of Agreement of Sale shall be paid by the Client as per the present government norms.
2. Goods and Services Tax (GST), BESCOM, BCC, Development of Electrical and other Infrastructure are as per the prevailing rates and subject to change.
3. According to current indications, there is likely to be a delay in obtaining BWSSB connection in the locality. As we are unable to currently assess the time frame by which the connection will be made available for the project, we have decided not to collect any charges towards BWSSB connection.
4. Delayed payment interest charged would attract additional applicable GST.
5. Registration and Stamp duty charges to be paid by Customer at the time of execution of sale deed as per prevailing rates.
6. Demand note for payment will be on the basis of completion of the milestone attributed to the particular Wing in the project in which above apartment is located. Check the Construction status for payment dues.
7. Any other statutory charges which may be imposed by the authorities in future from time to time will also be payable by the customers.
8. Electricity consumption Deposit as mentioned in the agreement will be collected along with Final Payment Request.
9. Basic Value is inclusive of One Car Parking Space and Estimated GST input reversible on all Project cost @ Rs. 500/sft on SBA for all Units.
10. This Pricelist supersede all previous Pricelists.