



## MJR Divine Meadows – Villas – Comparative Cost Sheet – March 2024

Type	East	West	East	West
	3+1 BHK	3+1 BHK	4+1 BHK	4+1 BHK
	35*45	35*45	35*50	35*50
Saleable Built Up Area	<b>3195</b>	<b>3195</b>	<b>3485</b>	<b>3485</b>
Rate/Sft (Rs)	7480	7480	7480	7480
Cost of the villa (Rs)	23898600	23898600	26067800	26067800
Premium East @ 5%	1194930		1303390	
<b>Part A - Basic cost of villa</b>	<b>25093530</b>	<b>23898600</b>	<b>27371190</b>	<b>26067800</b>
Additional Charges payable on possession				
Infrastructure & Development charges (IDC) @ 350/Sft	1118250	1118250	1219750	1219750
Club Membership Charge (Rs)	300000	300000	300000	300000
Legal	35000	35000	35000	35000
Corpus	143775	143775	156825	156825
<b>Part B - Total of other charges</b>	<b>1597025</b>	<b>1597025</b>	<b>1711575</b>	<b>1711575</b>
<b>Total: Part A &amp; Part B</b>	<b>26690555</b>	<b>25495625</b>	<b>29082765</b>	<b>27779375</b>
<b>GST Calculation</b>				
Part A - GST @ 5%	1254677	1194930	1368560	1303390
Part B - GST @ 18%	287465	287465	308084	308084
<b>Total GST - Part A + Part B</b>	<b>1542141</b>	<b>1482395</b>	<b>1676643</b>	<b>1611474</b>
<b>Sub Total (Including GST)</b>	<b>28232696</b>	<b>26978020</b>	<b>30759408</b>	<b>29390849</b>
Facility Management				
Adv 1 year Maintenance Charge @ 4/Sft (Rs) - On BUA	153360	153360	167280	167280
GST @ 18%	27605	27605	30110	30110
<b>Sub Total</b>	<b>180965</b>	<b>180965</b>	<b>197390</b>	<b>197390</b>
<b>Grand Total (Rs)</b>	<b>28413661</b>	<b>27158984</b>	<b>30956798</b>	<b>29588239</b>

### Notes

1. A token amount of 5,00,000/- is payable during the submission of the booking application form.
2. Premium Location charge (PLC) @ Corner 10%, Park facing 5%, Backyard 10%.
3. Prices are subjected to change without prior notice.
4. Stamp duty, Registration fee and any statutory levies ( Khata transfer charges & property) is on actuals.
5. Sale Agreement E-franking charges are as applicable.
6. Payments to be made : **"Divine Meadows Collection Account"**