

AKSHAYA PRIVATE LIMITED



Project: **Levelup**
 Site Address: **54, Sterling Road, Nungambakkam, Chennai.**
 Total No. of Units: **48**
 No. of Floors: **Two Basements + Ground + 8 floors**

Price w.e.f-13/06/2017 - 01

Unit No:	101, 201, 301	102, 202	502	G03, 103, 203, 403, 503	104, 404, 504, 604, 704	105	405	505	705	401	602	106, 306, 406, 506, 606, 805
Apartment Type	3 BHK	3 BHK (P)	4 BHK (P)	3 BHK	3 BHK	3 BHK (P)	3 BHK (P)	3 BHK (P)	3 BHK (P)	5 BHK (Duplex)	4 BHK (P)	3 BHK
Apartment Size(in Sqft)	2402	2647	3136	2056	2060	2599	2599	2599	2599	3826	3136	2081
UDS Area(in Sqft)	928.08	1016.58	1206.39	791.84	791.84	990.96	990.96	990.96	990.96	1476.55	1206.39	801.93
Private Terrace Area(in Sqft)	0	0	0	0	0	0	0	0	0	0	0	0
Selling Rate/ per sqft(Rs)	21000	21000	21000	21000	21000	21000	21000	21000	21000	21000	21000	21000
Covered Car Park	Two	Two	Two	Two	Two	Two	Two	Two	Two	Four	Two	Two
Lumber Room Area(in Sqft)	NA	NA	126.54	NA	NA	NA	82.88	86.2	86.20	NA	82.88	NA
Cost of Apartment including Car Park	Rs. 519,42,000	Rs. 570,87,000	Rs. 673,56,000	Rs. 446,76,000	Rs. 447,60,000	Rs. 560,79,000	Rs. 560,79,000	Rs. 560,79,000	Rs. 560,79,000	Rs. 833,46,000	Rs. 673,56,000	Rs. 452,01,000
Cost of Private Open Terrace	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0	Rs. 0
Lumber Room Charges	-	-	Rs. 13,28,670	-	-	-	Rs. 8,70,240	Rs. 9,05,100	Rs. 9,05,100	-	Rs. 8,70,240	-
E.B., Metro water & Sewage connections Deposits & Charges	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000	Rs. 2,00,000
Legal & Documentation Charges	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000	Rs. 1,00,000
Infrastructure Dev & Amenties charges (I&A) @ Rs. 38/- per sqft	Rs. 91,276	Rs. 1,00,586	Rs. 1,19,168	Rs. 78,128	Rs. 78,280	Rs. 98,762	Rs. 98,762	Rs. 98,762	Rs. 98,762	Rs. 1,45,388	Rs. 1,19,168	Rs. 79,078
All Statuory approval charges, fees & development charges @ Rs.150/- per sqft	Rs. 3,60,300	Rs. 3,97,050	Rs. 4,70,400	Rs. 3,08,400	Rs. 3,09,000	Rs. 3,89,850	Rs. 3,89,850	Rs. 3,89,850	Rs. 3,89,850	Rs. 5,73,900	Rs. 4,70,400	Rs. 3,12,150
Escalation of Cost of raw materials & labour over a period of 18 months @ Rs.50/- per sqft	Rs. 1,20,100	Rs. 1,32,350	Rs. 1,56,800	Rs. 1,02,800	Rs. 1,03,000	Rs. 1,29,950	Rs. 1,29,950	Rs. 1,29,950	Rs. 1,29,950	Rs. 1,91,300	Rs. 1,56,800	Rs. 1,04,050
Charges for WTP,STP and Split AC Copper Piping and Drain Rs.100/- Per Sq.ft	Rs. 2,40,200	Rs. 2,64,700	Rs. 3,13,600	Rs. 2,05,600	Rs. 2,06,000	Rs. 2,59,900	Rs. 2,59,900	Rs. 2,59,900	Rs. 2,59,900	Rs. 3,82,600	Rs. 3,13,600	Rs. 2,08,100
Service Tax @ 6%	Rs. 17,36,556	Rs. 19,02,666	Rs. 23,13,928	Rs. 15,01,968	Rs. 15,04,680	Rs. 18,70,122	Rs. 19,22,336	Rs. 19,24,428	Rs. 19,24,428	Rs. 27,92,028	Rs. 22,86,422	Rs. 15,18,918
Sub Total	Rs. 547,90,432	Rs. 601,84,352	Rs. 723,58,566	Rs. 471,72,896	Rs. 472,60,960	Rs. 591,27,584	Rs. 600,50,038	Rs. 600,86,990	Rs. 600,86,990	Rs. 877,31,216	Rs. 718,72,630	Rs. 477,23,296
Registration Charges @ 1% on Agreement for Sale	Rs. 2,50,620	Rs. 2,75,120	Rs. 3,24,020	Rs. 2,16,020	Rs. 2,16,420	Rs. 2,70,320	Rs. 2,70,320	Rs. 2,70,320	Rs. 2,70,320	Rs. 3,93,020	Rs. 3,24,020	Rs. 2,18,520
Regn charges & Stamp duty @ 2% on Construction Agreement	Rs. 6,43,133	Rs. 7,02,738	Rs. 8,49,873	Rs. 5,58,956	Rs. 5,59,929	Rs. 6,91,060	Rs. 7,09,509	Rs. 7,10,248	Rs. 7,10,248	Rs. 10,21,372	Rs. 8,40,154	Rs. 5,65,038
Registration & Stamp duty UDS @ 11%	Rs. 27,03,189	Rs. 29,58,538	Rs. 35,06,197	Rs. 23,10,096	Rs. 23,10,096	Rs. 28,84,617	Rs. 28,84,617	Rs. 28,84,617	Rs. 28,84,617	Rs. 42,85,690	Rs. 35,06,197	Rs. 23,39,209
Cost of Apartment with registration and Other Govt charges	Rs. 583,87,374	Rs. 641,20,748	Rs. 770,38,656	Rs. 502,57,968	Rs. 503,47,405	Rs. 629,73,581	Rs. 639,14,485	Rs. 639,52,175	Rs. 639,52,175	Rs. 934,31,298	Rs. 765,43,001	Rs. 508,46,063
Maintenance charges Rs. 3.50/- per sqft for 12 months	Rs. 1,16,017	Rs. 1,27,850	Rs. 1,51,469	Rs. 99,305	Rs. 99,498	Rs. 1,25,532	Rs. 1,25,532	Rs. 1,25,532	Rs. 1,25,532	Rs. 1,84,796	Rs. 1,51,469	Rs. 1,00,512
Corpus fund	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000	Rs. 5,00,000
Total Cost with all charges	Rs. 590,03,391	Rs. 647,48,598	Rs. 776,90,125	Rs. 508,57,273	Rs. 509,46,903	Rs. 635,99,113	Rs. 645,40,016	Rs. 645,77,707	Rs. 645,77,707	Rs. 941,16,094	Rs. 771,94,470	Rs. 514,46,575

Note:
 1. Govt Taxes & Levys, Registration fees and Stamp Duty are calculated at current rates applicable. Any change in the Tax rates, accordingly the tax amount will be revised.
 2. VAT will be payable as per applicable rates at the time of handing over
 3. The price quoted above is valid for a limited period and is subject to change without prior notice.

Payment Schedule	
On Booking	25%
30 days From Booking (own fund)	25%
45 days From Booking (Bank Loan)	
On Completion of Basment Roof Slab one:	4%
On Completion of Basment Roof Slab Two:	4%
On Completion of Ground Roof Slab:	4%
On Completion of First Floor Roof Slab	4%
On Completion of Second Floor Roof Slab	4%
On Completion of Third Floor Roof Slab	3%
On Completion of Fourth Floor Roof Slab	3%
On Completion of Fifth Floor Roof Slab	3%
On Completion of Sixth Floor Roof Slab	3%
On Completion of Seventh Floor Roof Slab	3%
On Completion of Eighth Floor Roof Slab	3%
On Completion of Brickwork	3%
On Completion of Plastering	3%
On Completion of Flooring	3%
On Apartment Handover	3%