



COST SHEET

1st to 3rd Floor

UNIT TYPE	2 BEDROOM				3 BEDROOM	
CARPET AREA (Sq.ft)	822	877	884	1045	1607	1654
AGREEMENT VALUE	₹ 90,10,764	₹ 95,76,840	₹ 96,53,280	₹ 1,06,79,900	₹ 1,64,23,540	₹ 1,69,03,880
STAMP DUTY @ 7 %	₹ 6,30,753	₹ 6,70,379	₹ 6,75,730	₹ 7,47,593	₹ 11,49,648	₹ 11,83,272
GST @ 5%	₹ 4,50,538	₹ 4,78,842	₹ 4,82,664	₹ 5,33,995	₹ 8,21,177	₹ 8,45,194
REGISTRATION	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000
TOTAL COST	₹ 1,01,22,056	₹ 1,07,56,061	₹ 1,08,41,674	₹ 1,19,91,488	₹ 1,84,24,365	₹ 1,89,62,346

4th to 6th Floor

UNIT TYPE	2 BEDROOM			3 BEDROOM			4 BEDROOM
CARPET AREA (Sq.ft)	822	907	955	1078	1126	1277	1451
AGREEMENT VALUE	₹ 90,10,764	₹ 1,00,31,420	₹ 1,05,62,300	₹ 1,21,49,060	₹ 1,26,90,020	₹ 1,43,91,790	₹ 1,63,52,770
STAMP DUTY @ 7 %	₹ 6,30,753	₹ 7,02,199	₹ 7,39,361	₹ 8,50,434	₹ 8,88,301	₹ 10,07,425	₹ 11,44,694
GST @ 5%	₹ 4,50,538	₹ 5,01,571	₹ 5,28,115	₹ 6,07,453	₹ 6,34,501	₹ 7,19,590	₹ 8,17,639
REGISTRATION	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000
TOTAL COST	₹ 1,01,22,056	₹ 1,12,65,190	₹ 1,18,59,776	₹ 1,36,36,947	₹ 1,42,42,822	₹ 1,61,48,805	₹ 1,83,45,102

7th to 10th Floor

UNIT TYPE	2 BEDROOM			3 BEDROOM			4 BEDROOM
CARPET AREA (Sq.ft)	822	907	955	1078	1126	1277	1451
AGREEMENT VALUE	₹ 91,25,844	₹ 1,00,69,514	₹ 1,06,02,410	₹ 1,22,62,250	₹ 1,28,08,250	₹ 1,45,25,875	₹ 1,65,05,125
STAMP DUTY @ 7 %	₹ 6,38,809	₹ 7,04,866	₹ 7,42,169	₹ 8,58,358	₹ 8,96,578	₹ 10,16,811	₹ 11,55,359
GST @ 5%	₹ 4,56,292	₹ 5,03,476	₹ 5,30,121	₹ 6,13,113	₹ 6,40,413	₹ 7,26,294	₹ 8,25,256
REGISTRATION	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000
TOTAL COST	₹ 1,02,50,945	₹ 1,13,07,856	₹ 1,19,04,699	₹ 1,37,63,720	₹ 1,43,75,240	₹ 1,62,98,980	₹ 1,85,15,740

11th to 17th Floor

UNIT TYPE	2 BEDROOM			3 BEDROOM			4 BEDROOM
CARPET AREA (Sq.ft)	822	907	955	1078	1126	1277	1451
AGREEMENT VALUE	₹ 93,56,004	₹ 1,03,23,474	₹ 1,08,69,810	₹ 1,24,13,170	₹ 1,29,65,890	₹ 1,47,04,655	₹ 1,67,08,265
STAMP DUTY @ 7 %	₹ 6,54,920	₹ 7,22,643	₹ 7,60,887	₹ 8,68,922	₹ 9,07,612	₹ 10,29,326	₹ 11,69,579
GST @ 5%	₹ 4,67,800	₹ 5,16,174	₹ 5,43,491	₹ 6,20,659	₹ 6,48,295	₹ 7,35,233	₹ 8,35,413
REGISTRATION	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000
TOTAL COST	₹ 1,05,08,724	₹ 1,15,92,291	₹ 1,22,04,187	₹ 1,39,32,750	₹ 1,45,51,797	₹ 1,64,99,214	₹ 1,87,43,257



PAYMENT SCHEDULE

At the Time of Booking	10%
Stamp Duty & Registration	
On or Before Agreement Signing	10%
At the Time of Completion of Plinth	15%
At the Time of Completion of the 5 th Slab	10%
At the Time of Completion of the 8 th Slab	5%
At the Time of Completion of the 11 th Slab	4%
At the Time of Completion of the 14 th Slab	4%
At the Time of Completion of the 17 th Slab	4%
At the Time of Completion of the 20 th Slab	4%
At the Time of Completion of the 23 rd Slab	4%
Brickwork Completion of up to 5 th Floor	5%
Brickwork Completion of 6 th Floor to 11 th Floor	5%
Brickwork Completion of 12 th Floor to 17 th Floor	5%
At the Time of Completion of the Plaster of Said Flat	5%
At the Time of Completion of the Flooring of Said Flat	5%
Before Possession (within 15 Days)	5%
TOTAL	100%

AUTHORISED BANKERS



TERMS & CONDITIONS:

- Booking Amount for 2BHK: ₹ 2,00,000; for 3BHK & 4BHK: ₹ 3,00,000
- Balance OCR to be paid in 7 days and Agreement to be done in 15 days from the date of Application of Booking. As per Govt. norms, 1% TDS applicable at agreement value on or above ₹ 50 Lakh to be paid by client directly to the Govt. account.
- The prices above are valid up to the 9th Floor only.
- Legal charges at the time of registration: ₹ 15,000
- Legal charges of ₹ 40,000 shall be applicable if the home loan facility is availed through external bankers. Terms & Conditions apply.
- Building maintenance charges for 2BHK: ₹ 1,00,000; for 3BHK: ₹ 1,35,000; for 4BHK: ₹ 1,75,000 + GST/TAXES for 2 years or till funds last, at the time of possession.
- Cancellation charges ₹ 1 Lakh + 18% GST
- Developer has reserved all the rights to change the cost sheet at any point of time.
- Stamp duty, registration amount, GST and any other taxes are subject to change as per govt. norms and will be applicable on actuals.
- ₹ 6,000 or at actual cost with GST for MNGI service to be paid by client at the time of possession
- Developer has all the rights to change the rates without prior intimation.
- Kindly issue cheque in favour of "SANIL CONSTRUCTIONS LLP COLLECTION A/C".

ANTALYA NEXT:

S. No. 63/10, Tathawade, Mulshi, Pune - 411 057

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