

# Luminare

LUXURY PRIVATE RESIDENCES

## 4 BHK (TOWER C) PRICE LIST



**+91 8586-866-824**

Project Name : Luminare						
Tower	C	1504	Type	4 BHK + S+ FL		
<b>CUSTOMER NAME</b>						
Floor						
Carpet Area in sqft						2,009
Balcony Area						787
Car Park						3
<b>Sales Consideration</b> (inclusive of Basic Sale Price, Car Parking, Preferential Location Charges, Exclusive use of Balcony(ies) Area, Club Membership, Locational Development Charges, Fire-Fighting Charges and FTTH).						<b>4,38,86,340</b>
Add: GST On Agreement Value ( 12 % )						52,66,361
Add: EDC + IDC Charges						7,07,309
Add: GST on EDC +IDC Charges ( 18 % )						1,27,316
Less: Input tax credit Amount (to be adjusted against every instalment)						7,97,500
Less: GST on Input tax credit Amount (12%)(to be adjusted against every instalment)						95,700
<b>Value of Apartment to be paid in Installments (A)</b>						<b>4,90,94,125</b>
<b>Additional Charges Payable @ the Time of Possession</b>						
Add: Electrical Connection Charges (ECC)						2,21,840
Add: GST on Electrical Connection Charges (18%)						39,931
# Add: Maintenance Charges (for the 6 months from offer of possession)						1,08,750
# Add: GST on Maintenance Charges (18%)						19,575
IBMS						3,62,500
<b>Total Additional Charges in Rs. (B)</b>						<b>7,52,596</b>
<b>GRAND TOTAL (INCLUDING POSSESSION CHARGES)</b>						<b>4,98,46,722</b>

PAYMENT SCHEDULE (A) - TO BE UPDATED AS PER RERA		INPUT TAX CREDIT (-)	DEMAND VALUE	GST @ 12% (+)	GST @ 18% (+)	INPUT GST BENEFIT @12% (-)	AMOUNT PAYABLE
On Booking	10%	0	44,59,364.90	5,26,636	12,732	0	49,98,733
Within 30 days of booking	15%	#####	66,89,047.35	7,89,954	19,097	15,950	73,49,232
within 60 days of booking	25%	#####	#####	13,16,590	31,829	26,583	122,48,720
On Application of OC	45%	#####	#####	23,69,862	57,292	47,850	220,47,696
On offer of possession	5%	44,305.56	29,22,772.45	2,63,318	65,872	5,317	32,02,340
<b>TOTAL</b>	<b>100%</b>	<b>7,97,500</b>	<b>452,86,739</b>	<b>52,66,361</b>	<b>1,86,822</b>	<b>95,700</b>	<b>498,46,722</b>

NOTE: GST, Stamp duty, registration charges & related registration charges —All statutory levies/govt. taxes are

# Maintenance Charges are payable at the time of possession

\* All figures are rounded to the nearest decimal

\* Club House is included in common area

\* other pass on charges where ever applicable would be charged at the time of possession.

\* As per the extant regulations the GST is been charged on Sale Consideration and other charges wherever applicable

\* Taxes and Govt duties / levies / cesses are non-refundable.

\* This is not an offer or an invitation to offer for sale of flats/units in this project.

\* This cost sheet forms a part of Application form

\* The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment if applicable

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# Thank You

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