

**NCC URBAN INFRASTRUCTURE LIMITED**  
**NCC Urban Green Province, Sarjapura Road**  
**Cost Sheet**

Plot Area in sft	2400 ( 60*40)	2400 ( 60*40)	3000(40*75)	3000(40*75)	4000(50*80)	4000(50*80)
Facing	EastFacing	West Facing	East Facing	West Facing	East Facing	West Facing
SBA in sft	3194	2757	3846	3309	4961	4391
Rate per SFT	7750	7500	7750	7500	7750	7500
Basic price	247,53,500	206,77,500	298,06,500	248,17,500	384,47,750	329,32,500
Development Charges, Other Statutory Levies & Taxes	38,52,439	32,94,798	46,17,033	39,34,151	58,28,815	50,77,609
Club House Membership	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000
Corpus fund @ 100/- Sft	3,19,400	2,75,700	3,84,600	3,30,900	4,96,100	4,39,100
<b>TOTAL COST EXCL. REGISTRATION COST</b>	<b>294,25,339</b>	<b>247,47,998</b>	<b>353,08,133</b>	<b>295,82,551</b>	<b>452,72,665</b>	<b>389,49,209</b>

**Note**

As per section **194 - 1A** of the Income Tax Department; with effect from **1st June 2013**, **1% TDS** is to be deducted from every installment paid towards the purchase of immovable property that is above **50 Lakhs**.

The **1% TDS** has to be paid online and **Form 16B** need to be submitted to the developer for audit and process, which includes total villa cost.

- 1) **Prime Location Charges @ Rs. 250 per SFT and for Corner Villa Rs 250/sft extra**
- 2) \*GST, Bescom & Water Charges are subject to change as applicable
- 3) Registration fees, Stamp Duty charges and legal fees need to be paid by the customers on actuals
- 4) All payments should be in favor of "**NCC Urban Infrastructure Limited**"
- 5) Any charges imposed by the statutory authorities from time to time will be payable by the Customers
- 6) Maintenance charges to be paid on actuals collected at the time of registration/handing over along with applicable GST\*
- 7) The Above Mentioned Rates are Subject to Confirmation and not a legal offering
- 8) E & OE (errors and omissions Exempted)

<b>PAYMENT SCHEDULE</b>	
Booking Amount	2000000
1. On Agreement	25%
2. On Formation of Underground Utilities & Roads upto Subgrade	15%
3. On Completion of Foundation	10%
4. On Completion of First Floor Roof Slab	7.5%
5. On Completion of Structure	7.5%
6. On Completion of External Plastering	15%
7. On Completion of Tiling & Fixing of Windows	10%
8. On Handing over or Registration whichever is earlier	10%
<b>TOTAL</b>	<b>100%</b>