



RIO LUXURY HOMES PVT. LTD.

COST SHEET

RUMAH HUTAN

LUXURY FOREST HOMES

Villa 1

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Plot Area (sq.ft.)	Total (INR)
Villa Basic Cost	452	526.32	5663.20	47,500,000.00
Furniture, Fixtures & Lights	4 BHK			3,100,000.00
EDC			5%	2,375,000.00
GST on aggrement value			5%	2,375,000.00
(A) TOTAL				55,350,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 31,579/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 1,13,264/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 13,77,500/-
		5.1% at the time of SD	Rs. 24,22,500/-
(B) TOTAL			Rs. 40,74,843/-
GRAND TOTAL (A+B)			Rs. 5,88,24,843/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	5,535,000.00
On the start of construction	1st July 2019	10%	5,535,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	5,535,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	5,535,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,767,500.00
On the Commencement of Flooring	1st May 2020	10%	5,535,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	11,070,000.00
On the Commencement of Interior Works	1st February 2021	20%	11,070,000.00
On Possession	1st May 2021	5%	2,767,500.00
TOTAL		100%	55,350,000.00

**GST to be paid with every installment*

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Villa 2

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Plot Area (sq.ft.)	Total (INR)
Villa Basic Cost	327.71	334.14	3595.35	37,500,000.00
Furniture, Fixtures & Lights	3 BHK			3,100,000.00
EDC			5%	1,875,000.00
GST on agreement value			5%	1,875,000.00
(A) TOTAL				44,350,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 20,048/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 71,907/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 10,87,500/-
		5.1% at the time of SD	Rs. 19,12,500/-
(B) TOTAL			Rs. 32,21,955/-
GRAND TOTAL (A+B)			Rs. 4,69,71,955/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	4,435,000.00
On the start of construction	1st July 2019	10%	4,435,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	4,435,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	4,435,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,217,500.00
On the Commencement of Flooring	1st May 2020	10%	4,435,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	8,870,000.00
On the Commencement of Interior Works	1st February 2021	20%	8,870,000.00
On Possession	1st May 2021	5%	2,217,500.00
TOTAL		100%	44,350,000.00

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RUMAH HUTAN

LUXURY FOREST HOMES

Villa 3

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Plot Area (sq.ft.)	Total (INR)
Villa Basic Cost	327.99	346.54	3728.77	37,500,000.00
Furniture, Fixtures & Lights	3 BHK			3,100,000.00
EDC			5%	1,875,000.00
GST on agreement value			5%	1,875,000.00
(A) TOTAL		SOLD	SOLD	44,350,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 20,792/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 74,575/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 10,87,500/-
		5.1% at the time of SD	Rs. 19,12,500/-
(B) TOTAL			Rs. 32,19,441/-
GRAND TOTAL (A+B)			Rs. 4,69,75,368/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	4,435,000.00
On the start of construction	1st July 2019	10%	4,435,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	4,435,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	4,435,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,217,500.00
On the Commencement of Flooring	1st May 2020	10%	4,435,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	8,870,000.00
On the Commencement of Interior Works	1st February 2021	20%	8,870,000.00
On Possession	1st May 2021	5%	2,217,500.00
TOTAL		100%	44,350,000.00

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LUXURY FOREST HOMES

Villa 4

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Plot Area (sq.ft.)	Total (INR)
Villa Basic Cost	430.91	455.77	4904.09	45,000,000.00
Furniture, Fixtures & Lights	3 BHK			3,100,000.00
EDC			5%	2,250,000.00
GST on aggrement value			5%	2,250,000.00
(A) TOTAL				52,600,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 27,346/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 98,082/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 13,05,000/-
		5.1% at the time of SD	Rs. 22,95,000/-
(B) TOTAL			Rs. 38,55,428/-
GRAND TOTAL (A+B)			Rs. 5,58,55,428/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	5,260,000.00
On the start of construction	1st July 2019	10%	5,260,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	5,260,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	5,260,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,630,000.00
On the Commencement of Flooring	1st May 2020	10%	5,260,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	10,520,000.00
On the Commencement of Interior Works	1st February 2021	20%	10,520,000.00
On Possession	1st May 2021	5%	2,630,000.00
TOTAL		100%	52,600,000.00

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Villa 5

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Area (sq.ft.)	Total (INR)
Villa Basic Cost	437.99	515.85	5550.55	47,500,000.00
Furniture, Fixtures & Lights	3 BHK			3,100,000.00
EDC			5%	2,375,000.00
GST on agreement value			5%	2,375,000.00
(A) TOTAL				55,350,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 30,951/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 1,11,011/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 13,77,500/-
		5.1% at the time of SD	Rs. 24,22,500/-
(B) TOTAL			Rs. 40,71,962/-
GRAND TOTAL (A+B)			Rs. 5,88,21,962/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	5,535,000.00
On the start of construction	1st July 2019	10%	5,535,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	5,535,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	5,535,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,767,500.00
On the Commencement of Flooring	1st May 2020	10%	5,535,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	11,070,000.00
On the Commencement of Interior Works	1st February 2021	20%	11,070,000.00
On Possession	1st May 2021	5%	2,767,500.00
TOTAL		100%	55,350,000.00

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LUXURY FOREST HOMES

Villa 6

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Plot Area (sq.ft.)	Total (INR)
Villa Basic Cost	376.9	421.22	4532.33	40,000,000.00
Furniture, Fixtures & Lights	3 BHK			3,100,000.00
EDC			5%	2,000,000.00
GST			5%	2,000,000.00
(A) TOTAL				47,100,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 25,273/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs.90,647/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 11,60,000/-
		5.1% at the time of SD	Rs. 20,40,000/-
(B) TOTAL			Rs. 34,45,920/-
GRAND TOTAL (A+B)			Rs. 4,99,45,920/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	4,710,000.00
On the start of construction	1st July 2019	10%	4,710,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	4,710,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	4,710,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,355,000.00
On the Commencement of Flooring	1st May 2020	10%	4,710,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	9,420,000.00
On the Commencement of Interior Works	1st February 2021	20%	9,420,000.00
On Possession	1st May 2021	5%	2,355,000.00
TOTAL		100%	47,100,000.00

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LUXURY FOREST HOMES

Villa 7

Particulars	Built up (sq.mt.)	Plot Area (sq.mt.)	Area (sq.ft.)	Total (INR)
Villa Basic Cost	376.38	421.22	4532.33	40,000,000.00
Furniture, Fixtures & Lights				3,100,000.00
EDC			5%	2,000,000.00
GST			5%	2,000,000.00
(A) TOTAL				47,100,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 25,273/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 90,646/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs. 11,60,000/-
		5.1% at the time of SD	Rs. 20,40,000/-
(B) TOTAL			Rs. 34,45,920/-
GRAND TOTAL (A+B)			Rs. 4,99,45,920/-

PAYMENT PLAN WITH TENTATIVE PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	4,710,000.00
On the start of construction	1st July 2019	10%	4,710,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	4,710,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	4,710,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,355,000.00
On the Commencement of Flooring	1st May 2020	10%	4,710,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	9,420,000.00
On the Commencement of Interior Works	1st February 2021	20%	9,420,000.00
On Possession	1st May 2021	5%	2,355,000.00
TOTAL		100%	47,100,000.00

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Villa 8

Particulars	Built Up (sq.mt)	Plot Area (sq.mt.)	Plot Area (sq.ft.)	Total (INR)
Villa Basic Cost	380.08	503.78	5420.67	45,000,000.00
Furniture, Fixtures & Lights				3,100,000.00
EDC			5%	2,250,000.00
GST on aggrement value			5%	2,250,000.00
(A) TOTAL				52,600,000.00

ADDITIONAL CHARGES			
Maintenance charges on plot area per month	Rs. 60 per Sqmt.	Will be payable at the time of possession	Rs. 30,227/-
Electricity Connection (One time)	Rs. 1,00,000/-	Will be payable at the time of possession	Rs. 1,00,000/-
Infrastructure Charges	Rs. 20 per Sqft.	Will be payable at the time of possession	Rs. 1,08,413/-
Legal Charges	Rs. 30,000/-	Will be payable at the time of possession	Rs. 30,000/-
Registration & Stamp Duty Charges	8%	2.9% at the time of ATS	Rs.13,05,000/-
		5.1% at the time of SD	Rs. 22,95,000/-
(B) TOTAL			Rs. 38,68,640/-
GRAND TOTAL (A+B)			Rs.5,58,68,640/-

PAYMENT PLAN WITH TENTATIVE DATES			
Phases	Months (approx.)	Percentage	Amount inclusive of GST (INR)
At the time of booking		10%	5,260,000.00
On the start of construction	1st July 2019	10%	5,260,000.00
On the Commencement of Ground Floor Slab	1st November 2019	10%	5,260,000.00
On the Commencement of First Floor Slab	1st January 2020	10%	5,260,000.00
On the Commencement of Plumbing and Electricals	1st March 2020	5%	2,630,000.00
On the Commencement of Flooring	1st May 2020	10%	5,260,000.00
On the Commencement of Painting, Polishing and Window Glazing	1st November 2020	20%	10,520,000.00
On the Commencement of Interior Works	1st February 2021	20%	10,520,000.00
On Possession	1st May 2021	5%	2,630,000.00
TOTAL		100%	52,600,000.00

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