

## Comparative Cost Statement

### Residential Apartments *versus* Starlit Suites Kolkata

	Description	Apartment Price/Sft	Starlit Price/Sft
1	<b>BASE PRICE</b> : Regular apartments in this area are selling between Rs.3500/Sft and Rs.5800/Sft, and since we are located in a very prime area, we can assume average price to be Rs.3900/Sft as basic price.	3900	7350
2	<b>PREMIUM / PREFERENTIAL LOCATION CHARGES</b> : On average between Rs.75/sft to 150/sft and hence we assume Rs.100 as average cost/sft as PLC or Premium / Preferential Location Charges.	100	<i>Included</i>
3	<b>POWER &amp; WATER DEPOSITS</b> : Rs.150/sft actual cost payable to government bodies.	150	<i>Included</i>
4	<b>CLUB HOUSE CHARGES</b> : Rs.1,00,000 per apartment on average irrespective of unit size. Hence, the per Sft cost for a 447 Sft apartment would be Rs.1,00,000/447 = Rs.220	220	<i>Included</i>
5	<b>ADVANCE MAINTENANCE CHARGES</b> : Payable for 2 years in advance at Rs.3/sft. Hence Rs.3 x 12 months x 2 years = Rs.72/sft.	72	<i>Included</i>
6	<b>BASIC POWER BACKUP CHARGES</b> : Rs.50,000 per apartment irrespective of unit size. Hence, the equivalent cost per Sft incase of a 447 Sft apartment would be Rs.50,000/447 = Rs.110	110	<i>Included</i>
7	<b>ADDITIONAL FOR HOTEL APARTMENTS : 100% POWER BACKUP CHARGES</b> : Basic Power backup charges only provide power backup for common areas and 1 KVA for individual home which is enough only for basic appliances like TV, lights and fans but not for AC, fridge, water heaters, etc., which is required to run a high end corporate hotel apartment and hence this would cost you additional Rs.125/sft.	125	<i>Included</i>
8	<b>ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure</b> : Residential apartment has less number of electrical connections/wiring, water and sewer lines and dividing walls as average unit size of apartments is 1200 Sft whereas Starlit Suites units are 447 & 726 Sft in size and hence involve more material. This increases cost by Rs.250/sft.	250	<i>Included</i>
9	<b>ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure</b> : Additional Service Lift for movement of staff & material and additional safety measures required to conform to additional Fire & Safety Norms of the hotel industry wil cost another Rs.125/sft.	125	<i>Included</i>
10	<b>ADDITIONAL FOR HOTEL APARTMENTS</b> : Furniture & Fitouts (3 Star Hotel equivalent) : If you have to replicate the interiors of a Starlit Suites unit on your own, it would cost you atleast Rs.1500/sft as Starlit Suites are fully air-conditioned and fully furnished suites.	1500	<i>Included</i>
11	<b>GST</b> (calculated on unit cost but excluding Furniture & Fitouts)	520	<i>Included</i>
12	<b>Registration &amp; Stamp Duty</b>	320	<i>Included</i>
	<b>FINAL ALL INCLUSIVE PRICE</b>	<b>₹7,392</b>	<b>₹7,350</b>
		Apartment	Starlit
	<b>PRICE DIFFERENTIAL</b> : Comparable Apartments would hence cost you the same or slightly more than Starlit Suites.	<b>Rs. 42</b>	