

Comparative Cost Statement Residential Apartment *versus* Starlit Suites Neemrana

		Apartment	Starlit
	Description	Price/Sft	Price/Sft
1	BASE PRICE : Comparable apartments in this area are selling between Rs. 3200/Sft and Rs.4800/Sft, and since construction of this project is complete and is ready to begin operations by April 2017, it will command a premium and thus we can take a very conservative price of Rs.3600/Sft as basic price.	3600	6610
2	FLOOR RISE PREMIUM / CHARGE : Rs.30 per floor from the 3rd floor onwards. Assuming you take a unit on the 7th floor, the FRP (floor rise premium) is Rs.90/sft.	90	<i>Included</i>
3	PREMIUM LOCATION CHARGES : On average between Rs.75/sft to 150/sft and hence we assume Rs.100 as average cost/sft as PLC or Premium Location Charges.	100	<i>Included</i>
4	POWER & WATER DEPOSITS : Rs.100/sft actual cost payable to government bodies.	100	<i>Included</i>
5	CLUB HOUSE CHARGES : Rs.50,000 per apartment on average irrespective of unit size. Hence, the per Sft cost for a 360 Sft apartment would be Rs.50,000/360 = Rs.140	140	<i>Included</i>
6	IFMS (Interest Free Maintenance Security) : Rs.30/Sft	30	<i>Included</i>
7	ADVANCE MAINTENANCE CHARGES : 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>
8	BASIC POWER BACKUP CHARGES : Rs.25,000 per apartment irrespective of unit size. Hence, the equivalent cost per Sft incase of a 360 Sft apartment would be Rs.25,000/360 = Rs.70	70	<i>Included</i>
9	ADDITIONAL FOR HOTEL APARTMENTS : 100% POWER BACKUP CHARGES : 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.100/sft.	100	<i>Included</i>
10	ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure : 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 360 & 720 Sft in size and hence involve more material. This increases cost by Rs. 100/sft.	100	<i>Included</i>
11	ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure : Granite Lobbies & Double Height Entrance & Roof Top Swimming Pool will push up cost by Rs.120/sft.	120	<i>Included</i>
12	ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure : 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.150/sft.	150	<i>Included</i>
13	ADDITIONAL FOR HOTEL APARTMENTS : 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.1200/sft as Starlit Suites are fully air-conditioned and fully furnished suites.	1200	<i>Included</i>
14	GST (calculated on unit cost but excluding Furniture & Fitouts)	395	<i>Included</i>
15	Registration & Stamp Duty	320	<i>Included</i>
	FINAL ALL INCLUSIVE PRICE	₹6,587	₹6,610
		Apartment	Starlit
	PRICE DIFFERENTIAL : Comparable Apartments would hence cost you the same as Starlit Suites.		₹23