

## Comparative Cost Statement Residential Apartment *versus* Starlit Suites Tirupati

		Apartment	Starlit
	Description	Price/Sft	Price/Sft
1	<b>BASE PRICE</b> : Comparable apartments in this area are selling between Rs.2800/Sft and Rs.3600/Sft, thus we can take a very conservative average price of Rs.3000/Sft as basic price. Moreover, this Starlit Suites tower is located right in the <b>heart of Tirupati where land is no more available</b> , whereas most other apartment projects are located on the outskirts of the city, you can easily price Starlit Suites at more than Rs.3000/Sft basic price.	3000	5390
2	<b>FLOOR RISE PREMIUM / CHARGE</b> : Rs.25/Sft per floor from the 4th floor onwards. Assuming you take a unit on the 6th floor of this 12 storied tower (to arrive at average price), the FRP (floor rise premium) is Rs.75/sft.	75	<i>Included</i>
3	<b>PREMIUM LOCATION CHARGES</b> : On average between Rs.50/sft to 100/sft and hence we assume Rs.75 as average cost/sft as PLC or Premium Location Charges.	75	<i>Included</i>
4	<b>POWER &amp; WATER DEPOSITS</b> : Rs.150/sft actual cost payable to government bodies.	150	<i>Included</i>
5	<b>CLUB HOUSE CHARGES</b> : Rs.1,00,000 per apartment on average irrespective of unit size. Hence, the per Sft cost for a 1224 Sft apartment would be Rs.1,00,000/1224 = Rs.80	80	<i>Included</i>
6	<b>CAR PARKING CHARGES</b> : Rs.2,00,000 per apartment irrespective of unit size. Hence, equivalent per Sft cost incase of a 1224 Sft apartment would be Rs.2,00,000/1224 = Rs.160	160	<i>Included</i>
7	<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>
8	<b>BASIC POWER BACKUP CHARGES</b> : Rs.25,000 per apartment irrespective of unit size. Hence, the equivalent cost per Sft incase of a 1224 Sft apartment would be Rs.25,000 /1224 = Rs.20	20	<i>Included</i>
9	<b>ADDITIONAL FOR HOTEL APARTMENTS</b> : 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	<b>ADDITIONAL FOR HOTEL APARTMENTS</b> : 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 843 & 1224 Sft in size and hence involve more material. This increases cost by Rs.80/sft.	80	<i>Included</i>
11	<b>ADDITIONAL FOR HOTEL APARTMENTS</b> : Multiple Add-Ons to Infrastructure : Granite Lobbies & Double Height Entrance & Roof Top Swimming Pool will push up cost by Rs.100/sft.	100	<i>Included</i>
12	<b>ADDITIONAL FOR HOTEL APARTMENTS</b> : 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.110/sft.	110	<i>Included</i>
13	<b>FURNITURE &amp; FITOUTS (3 Star Hotel equivalent)</b> : 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 (TV microwave, cooktop, fridge, etc).	1500	<i>Included</i>
14	<b>GST @ 12%</b> (calculated on unit cost but excluding Furniture & Fitouts)	473	<i>Included</i>
15	<b>Registration &amp; Stamp Duty</b>	280	<i>Included</i>
<b>FINAL ALL INCLUSIVE PRICE</b>		<b>₹6,275</b>	<b>₹5,390</b>
		Apartment	Starlit
<b>PRICE DIFFERENTIAL</b> : Comparable Apartments would hence cost you significantly more than Starlit Suites.		<b>Rs. 885</b>	

The above difference has enough cushion to cover waival of Floor rise premium, premium location charges, etc which in rare occasions are not charged by some builders. Therefore proven that Starlit Suites is very reasonably priced, compared to properties in the surrounding areas.