



Managed By :



KNS Candrill cost break-up as on October,2025

Price Break Up

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Plot No.	30 X 40	30 X 40	30 X 45	30 X 45	30 X 50	30 X 50
Facing	West / South	North / East	West / South	North / East	West / South	North / East
Area Per SFT	1,200	1,200	1,350	1,350	1,500	1,500
Base Rate/SFT	3,989	3,989	3,989	3,989	3,989	3,989
PLC	0	200	0	200	0	200
Total Rate	3,989	4,189	3,989	4,189	3,989	4,189
Land Cost	47,86,800	50,26,800	53,85,150	56,55,150	59,83,500	62,83,500
Club house membership Fees	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
Infrastructure Charges at Rs 300 per sqft	3,60,000	3,60,000	4,05,000	4,05,000	4,50,000	4,50,000
Partial Power Backup charges	25,000	25,000	25,000	25,000	25,000	25,000
GST on Club membership, Infrastructure & Power backup charges	96,300	96,300	1,04,400	1,04,400	1,12,500	1,12,500
Basic Plot Cost	54,18,100	56,58,100	60,69,550	63,39,550	67,21,000	70,21,000
Legal Charges	50,000	50,000	50,000	50,000	50,000	50,000
Advance maintenance charges at Rs 2.5 per SFT	36,000	36,000	40,500	40,500	45,000	45,000
GST on Legal & Maintenance charges	15,480	15,480	16,290	16,290	17,100	17,100
Total Cost (Including Other Charges)	55,19,580	57,59,580	61,76,340	64,46,340	68,33,100	71,33,100

Payment Schedule

% Contribution

Payment Schedule		% Contribution
1	Payable on Booking	9.9%
2	On Execution of Sale Agreement (Within 30 days from booking date)	10.1%
3	On Site Levelling	15%
4	On initiation of Pipeline Marking & Laying Work	15%
5	On initiation of underground works	10%
6	On initiation of internal road work	20%
7	On initiation of Site Demarkation	10%
8	On initiation of Site Numbering	5%
9	On intimation of Registration	5%
10	Advance Maintenance & Legal charges - On intimation of registration	-
	Total	100.0%

TERMS & CONDITIONS

1	All payments must be made via cheque or demand Draft (DD) in favor of "KNS E E LLP KNS CANDRILL COLL ACCOUNT".
2	Stamp duty and registration charges are additional and must be borne by the purchaser as per actuals.
3	The purchaser will bear electricity meter installation charges as per actuals.
4	All applicable taxes, including GST and other statutory charges, will be borne by the purchaser based on the developer's intimation.
5	As per Sec 194-1A of the income tax department, with effect from 1st Sept 2019, 1% TDS is to be deducted from every instalment paid towards the purchase of immovable property that is above 50 lakhs. The TDS is to be paid online and a receipt (challan) is to be submitted to the developer.
6	Additional charges apply based on plot features: North & East Facing Plots @ Rs200 per Sqft, Landscape/ Garden Facing @ Rs200 per Sqft, Side Garden Facing @ Rs100 per Sqft and Corner Plots @ Rs300 per Sqft.
7	Errors and omissions are excepted (E & OE).
8	Late payments will attract interest at a rate of the SBI Prime Lending Rate + 2%.
9	RERA No. : PRM/KA/RERA/1250/301/PR/050924/007000

Disclaimer: The price are subject to change at the sole discretion of the developer without prior notice.