

## Comparative Cost Statement Residential Apartments in Rajarhat versus Starlit Suites Kolkata

	Description	Apartment Price/Sft	Starlit Price/Sft
1	<b>BASE PRICE</b> : Regular apartments in this area (Action Area 2 near DLF) are selling between Rs.4500/Sft and Rs.7000/Sft, and since we are located in a very prime area right next to DLF2 and TCS Gitanjali Tech Park, we can assume average price to be Rs.4500/Sft as basic price.	4500	<i>Included</i>
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 :</b> <b>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 :</b> <b>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 :</b> <b>Multiple Add-Ons to Infrastructure</b> : Additional Service Lift for movement of staff & material and additional safety measures required to confirm 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> <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.	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>	350	<i>Included</i>
	<b>FINAL ALL INCLUSIVE PRICE</b>	<b>₹8,022</b>	<b>₹7,350</b>
		Regular Apartment	Starlit Suites
	<b>PRICE DIFFERENCE - STARLIT IS CHEAPER!</b> Therefore buying a regular apartment & tunring into a 3 star hotel on your own will cost you lot more than what you are paying for at Starlit Suites, making it value-for-money option and cheaper than regular apartments in comparison.	<b>Rs. 672</b>	Starlit is Cheaper!