

Comparative Cost Statement between Residential Apartment & Starlit Suites @ Pune

	Description	Apartment Price/Sft	Starlit Price/Sft
1	BASE PRICE : Comparable apartments in this area are selling between Rs. 7000/Sft and Rs.8000/Sft and hence we have taken the average price of Rs.7500/Sft towards basic price.	7500	-----
2	FLOOR RISE PREMIUM / CHARGE : Rs.50 per floor from the 4th floor onwards. Keeping in mind that Starlit Suites is spread between the 5th and 9th floor, we have taken average FRP as Rs.150/sft for the whole tower upto 9th floor.	150	Already included.
3	PREMIUM LOCATION CHARGES : Many established brands charge a premium for certain apartments like pool facing, garden facing and a particular premium location based on Vaastu considerations, etc. But for our comparison, we have neglected this.	Not considered	Not considered
4	POWER & WATER DEPOSITS payable to government bodies : Rs. 100,000 per apartment. And hence, the average works out to Rs.170/sft.	170	Already included.
5	CLUB HOUSE CHARGES : Rs.100,000 per apartment irrespective of unit size. And hence, the average works out to Rs.170/sft.	170	Already included.
6	IFMS (Interest Free Maintenance Security) : Rs.50/Sft	50	Already included.
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	Already included.
8	BASIC POWER BACKUP CHARGES : Rs.25,000 per apartment irrespective of unit size. Hence, the average works out to Rs.50/sft	50	Already included.
9	ADDITIONAL FOR HOTEL APARTMENTS :		
A	100% POWER BACKUP CHARGES : Basic Power backup charges as above can only cater to common areas and lifts. Whereas, in the hotel apartments, the entire tower including all air conditioners in the rooms and common areas, boilers / geysers, refrigerators and other special equipment and such additional facilities need to be on 100% power backup. This increases the cost by a minimum of Rs.100/sft.	100	Already included.
B	ELECTRICAL & WATER CONNECTIONS : Residential apartments have less number of electrical connections/wiring, water and sewer lines and dividing walls as average unit size of apartments is between 1200 sft to 2000 sft. Whereas Starlit Suites units are 358, 510 & 816 Sft in size and hence involve more material. This increases the cost by Rs.100/sft.	100	Already included.
C	3 STAR HOTEL FACILITIES : Granite Lobbies & Hotel Reception / Entrance & Roof Top Swimming Pool will push up cost by a minimum of Rs.100/sft.	100	Already included.
D	SAFETY STANDARDS & EQUIPMENT : Additional Service Lift for movement of staff & material and additional safety measures required to confirm to additional Fire & Safety Norms of the hotel industry will cost at least Rs.150/sft.	150	Already included.
E	FURNITURE & FITOUTS (3 Star Hotel equivalent) : If you have to replicate the interiors of a Starlit Suites unit on your own, and that too including all common areas furnishing like banquet hall, restaurant, gym, back office, etc. it would cost you not less than Rs.1500/sft as Starlit Suites are fully air-conditioned and fully furnished suites.	1500	Already included.
10	GST @ 6% on the above	588	Already included.
11	Registration Charges & Stamp Duty (as per govt charges as on date)	500	Already included.
	FINAL PRICE	₹11,200	₹10,150
		Apartment	Starlit
	CONCLUSION : As can be seen from the above comparison, Starlit Suites is CHEAPER by Rs.1050/sft.	Costlier by Rs.1050	Cheaper by Rs.1050