

Area in Sq. Ft.

Tower	A
Apartment Type	D1
Configuration	2 Bed
Apartment Series	3
Base Rate Per SFT	8460
Carpet Area as per RERA	759
Sit-out/Balcony/Deck, Utility & External Walls of apartment	159
Proportionate common area	280
Total Super Built Up /Saleable Area	1198

Amount in Rs.

Level	0 to 2	3 to 5	6 to 8	9 to 11	12 to 14	15 to 17
Cost of Apartment (Carpet Area)	64,21,140	64,21,140	64,21,140	64,21,140	64,21,140	64,21,140
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment	13,45,140	13,45,140	13,45,140	13,45,140	13,45,140	13,45,140
Proportionate Cost of Common Area	23,68,800	23,68,800	23,68,800	23,68,800	23,68,800	23,68,800
Floor Rise Charges	-	-	59,900	1,19,800	1,79,700	2,39,600
Preferential Location Charges	-	-	1,19,800	1,19,800	1,19,800	1,19,800
Basic Value	1,01,35,080	1,01,35,080	1,03,14,780	1,03,74,680	1,04,34,580	1,04,94,480
Back up Generator Charges @ Rs. 90/sft	1,07,820	1,07,820	1,07,820	1,07,820	1,07,820	1,07,820
Kitchen Charges	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000
Infrastructure Charges @ Rs. 360/sft	4,31,280	4,31,280	4,31,280	4,31,280	4,31,280	4,31,280
Clubhouse Charges	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
Sale Value	1,09,99,180	1,09,99,180	1,11,78,880	1,12,38,780	1,12,98,680	1,13,58,580
GST @ 5% on Sale Value	5,49,959	5,49,959	5,58,944	5,61,939	5,64,934	5,67,929
Sale Value Including GST	1,15,49,139	1,15,49,139	1,17,37,824	1,18,00,719	1,18,63,614	1,19,26,509
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST	1,01,782	1,01,782	1,01,782	1,01,782	1,01,782	1,01,782
Legal & other Service Charges including GST	53,100	53,100	53,100	53,100	53,100	53,100
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST	86,256	86,256	86,256	86,256	86,256	86,256
Total Amount payable by Customer	1,17,90,277	1,17,90,277	1,19,78,962	1,20,41,857	1,21,04,752	1,21,67,647

Payment Schedule including GST

		0 to 2	3 to 5	6 to 8	9 to 11	12 to 14	15 to 17
Booking Amount		3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000
Balance booking amount within 15 days of booking date (equivalent to 10% of the sale value)	10%	8,54,914	8,54,914	8,73,782	8,80,072	8,86,361	8,92,651
within 15 days of execution of agreement for sale	10%	11,54,914	11,54,914	11,73,782	11,80,072	11,86,361	11,92,651
On Commencement of Footing	7%	8,08,440	8,08,440	8,21,648	8,26,050	8,30,453	8,34,856
On Commencement of First Basement Floor Slab	7%	8,08,440	8,08,440	8,21,648	8,26,050	8,30,453	8,34,856
On Commencement of Ground Floor Slab	7%	8,08,440	8,08,440	8,21,648	8,26,050	8,30,453	8,34,856
On Commencement of Second Floor Slab	7%	8,08,440	8,08,440	8,21,648	8,26,050	8,30,453	8,34,856
On Commencement of Fourth Floor Slab	7%	8,08,440	8,08,440	8,21,648	8,26,050	8,30,453	8,34,856
On Commencement of Sixth Floor Slab	6%	6,92,948	6,92,948	7,04,269	7,08,043	7,11,817	7,15,591
On Commencement of Eighth Floor Slab	6%	6,92,948	6,92,948	7,04,269	7,08,043	7,11,817	7,15,591
On Commencement of Tenth Floor Slab	6%	6,92,948	6,92,948	7,04,269	7,08,043	7,11,817	7,15,591
On Commencement of Twelfth Floor Slab	6%	6,92,948	6,92,948	7,04,269	7,08,043	7,11,817	7,15,591
On Commencement of Fourteenth Floor Slab	6%	6,92,948	6,92,948	7,04,269	7,08,043	7,11,817	7,15,591
On Commencement of Terrace Floor Slab	5%	5,77,457	5,77,457	5,86,891	5,90,036	5,93,181	5,96,325
On Commencement of Flooring & Tiling	5%	5,77,457	5,77,457	5,86,891	5,90,036	5,93,181	5,96,325
On Intimation of Possession	5%	5,77,457	5,77,457	5,86,891	5,90,036	5,93,181	5,96,325
Other Charges Payable on possession		2,41,138	2,41,138	2,41,138	2,41,138	2,41,138	2,41,138
Total Amount payable		1,17,90,277	1,17,90,277	1,19,78,962	1,20,41,857	1,21,04,752	1,21,67,647

Note :

- Applicable stamp duty on agreement to sell to be borne by the purchaser and is payable before execution of the agreement.
- Sale agreement to be executed within 30 days from the date of booking.
- Stamp duty, registration charges are additional and payable at the time of registration of sale deed.
- Effective rate of GST is 5% on the sale value.
- Balance 10% of the booking amount is payable within 15 days from the date of booking to be given as a post dated cheque at the time of booking.
- Floor rise charges of Rs. 50/sft applicable on every 3 Floors starting from 6th Floor onwards. Preferential Location Charges of Rs. 100/sft & Rs. 300/sft as applicable to respective type of units.
- All payments to be made favouring "BHARTIYA URBAN PVT LTD" payable at Bangalore.
- As per Sec 194 - IA of the Income Tax Act, w.e.f 1st June 2013, 1% TDS is to be deducted from every instalment paid towards the purchase of immovable property that is above 50 lakhs. The TDS payment challan & Form 16B are to be submitted to the Bhartiya Urban Pvt Ltd.
- The sale value shall include 2 covered car parking's for 4 Bed with Staff Apartments and 1 covered car parking for other apartments
- In addition to the sale value, the cost of obtaining electricity and water connection (BESCOM/BWSSB) to the said property shall be paid by the customer at actuals on demand.
- Pricing subject to change without any prior notice.