

Area in Sq. Ft.	
Tower	A
Apartment Type	F2
Configuration	2 Bed + Study
Apartment Series	5
Base Rate Per SFT	8640
Carpet Area as per RERA	829
Sit-out/Balcony/Deck, Utility & External Walls of apartment	162
Proportionate common area	303
Total Super Built Up /Saleable Area	1294

Amount in Rs.

Level	3 to 5	6 to 8	9 to 11	12 to 14	15 to 17
Cost of Apartment (Carpet Area)	71,62,560	71,62,560	71,62,560	71,62,560	71,62,560
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment	13,99,680	13,99,680	13,99,680	13,99,680	13,99,680
Proportionate Cost of Common Area	26,17,920	26,17,920	26,17,920	26,17,920	26,17,920
Floor Rise Charges	-	64,700	1,29,400	1,94,100	2,58,800
Preferential Location Charges	-	-	-	-	-
<b>Basic Value</b>	<b>1,11,80,160</b>	<b>1,12,44,860</b>	<b>1,13,09,560</b>	<b>1,13,74,260</b>	<b>1,14,38,960</b>
Back up Generator Charges @ Rs. 90/sft	1,16,460	1,16,460	1,16,460	1,16,460	1,16,460
Kitchen Charges	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000
Infrastructure Charges @ Rs. 360/sft	4,65,840	4,65,840	4,65,840	4,65,840	4,65,840
Clubhouse Charges	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
<b>Sale Value</b>	<b>1,20,87,460</b>	<b>1,21,52,160</b>	<b>1,22,16,860</b>	<b>1,22,81,560</b>	<b>1,23,46,260</b>
GST @ 5% on Sale Value	6,04,373	6,07,608	6,10,843	6,14,078	6,17,313
<b>Sale Value including GST</b>	<b>1,26,91,833</b>	<b>1,27,59,768</b>	<b>1,28,27,703</b>	<b>1,28,95,638</b>	<b>1,29,63,573</b>
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST	1,09,938	1,09,938	1,09,938	1,09,938	1,09,938
Legal & other Service Charges including GST	59,000	59,000	59,000	59,000	59,000
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST	93,168	93,168	93,168	93,168	93,168
<b>Total Amount payable by Customer</b>	<b>1,29,53,939</b>	<b>1,30,21,874</b>	<b>1,30,89,809</b>	<b>1,31,57,744</b>	<b>1,32,25,679</b>

Payment Schedule including GST					
Booking Amount		5,00,000	5,00,000	5,00,000	5,00,000
Balance booking amount within 15 days of booking date (equivalent to 10% of the sale value)	10%	7,69,183	7,75,977	7,82,770	7,89,564
within 15 days of execution of agreement for sale	10%	12,69,183	12,75,977	12,82,770	12,89,564
On Commencement of Footing	7%	8,88,428	8,93,184	8,97,939	9,02,695
On Commencement of First Basement Floor Slab	7%	8,88,428	8,93,184	8,97,939	9,02,695
On Commencement of Ground Floor Slab	7%	8,88,428	8,93,184	8,97,939	9,02,695
On Commencement of Second Floor Slab	7%	8,88,428	8,93,184	8,97,939	9,02,695
On Commencement of Fourth Floor Slab	7%	8,88,428	8,93,184	8,97,939	9,02,695
On Commencement of Sixth Floor Slab	6%	7,61,510	7,65,586	7,69,662	7,73,738
On Commencement of Eighth Floor Slab	6%	7,61,510	7,65,586	7,69,662	7,73,738
On Commencement of Tenth Floor Slab	6%	7,61,510	7,65,586	7,69,662	7,73,738
On Commencement of Twelfth Floor Slab	6%	7,61,510	7,65,586	7,69,662	7,73,738
On Commencement of Fourteenth Floor Slab	6%	7,61,510	7,65,586	7,69,662	7,73,738
On Commencement of Terrace Floor Slab	5%	6,34,592	6,37,988	6,41,385	6,44,782
On Commencement of Flooring & Tiling	5%	6,34,592	6,37,988	6,41,385	6,44,782
On Intimation of Possession	5%	6,34,592	6,37,988	6,41,385	6,44,782
Other Charges Payable on possession		2,62,106	2,62,106	2,62,106	2,62,106
<b>Total Amount payable</b>		<b>1,29,53,939</b>	<b>1,30,21,874</b>	<b>1,30,89,809</b>	<b>1,31,57,744</b>

**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.