

| Area in Sq. Ft. | |
|--|-------|
| Tower | A |
| Apartment Type | G1 |
| Configuration | 3 Bed |
| Apartment Series | 7 |
| Base Rate Per SFT | 8721 |
| Carpet Area as per RERA | 1099 |
| Sit-out/Balcony/Deck, Utility & External Walls of apartment | 207 |
| Proportionate common area | 399 |
| Total Super Built Up /Saleable Area | 1705 |

| | | Amount in Rs. | | | | | |
|--|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Level | | 1 to 2 | 3 to 5 | 6 to 8 | 9 to 11 | 12 to 14 | 15 to 17 |
| Cost of Apartment (Carpet Area) | | 95,84,379 | 95,84,379 | 95,84,379 | 95,84,379 | 95,84,379 | 95,84,379 |
| Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment | | 18,05,247 | 18,05,247 | 18,05,247 | 18,05,247 | 18,05,247 | 18,05,247 |
| Proportionate Cost of Common Area | | 34,79,679 | 34,79,679 | 34,79,679 | 34,79,679 | 34,79,679 | 34,79,679 |
| Floor Rise Charges | | - | - | 85,250 | 1,70,500 | 2,55,750 | 3,41,000 |
| Preferential Location Charges | | 1,70,500 | 1,70,500 | 1,70,500 | 1,70,500 | 1,70,500 | 1,70,500 |
| Basic Value | | 1,50,39,805 | 1,50,39,805 | 1,51,25,055 | 1,52,10,305 | 1,52,95,555 | 1,53,80,805 |
| Back up Generator Charges @ Rs. 90/sft | | 1,53,450 | 1,53,450 | 1,53,450 | 1,53,450 | 1,53,450 | 1,53,450 |
| Kitchen Charges | | 2,00,000 | 2,00,000 | 2,00,000 | 2,00,000 | 2,00,000 | 2,00,000 |
| Infrastructure Charges @ Rs. 360/sft | | 6,13,800 | 6,13,800 | 6,13,800 | 6,13,800 | 6,13,800 | 6,13,800 |
| Clubhouse Charges | | 1,75,000 | 1,75,000 | 1,75,000 | 1,75,000 | 1,75,000 | 1,75,000 |
| Sale Value | | 1,61,82,055 | 1,61,82,055 | 1,62,67,305 | 1,63,52,555 | 1,64,37,805 | 1,65,23,055 |
| GST @ 5% on Sale Value | | 8,09,103 | 8,09,103 | 8,13,365 | 8,17,628 | 8,21,890 | 8,26,153 |
| Sale Value Including GST | | 1,69,91,158 | 1,69,91,158 | 1,70,80,670 | 1,71,70,183 | 1,72,59,695 | 1,73,49,208 |
| Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST | | 1,44,857 | 1,44,857 | 1,44,857 | 1,44,857 | 1,44,857 | 1,44,857 |
| Legal & other Service Charges including GST | | 59,000 | 59,000 | 59,000 | 59,000 | 59,000 | 59,000 |
| Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST | | 1,22,760 | 1,22,760 | 1,22,760 | 1,22,760 | 1,22,760 | 1,22,760 |
| Total Amount payable by Customer | | 1,73,17,775 | 1,73,17,775 | 1,74,07,287 | 1,74,96,800 | 1,75,86,312 | 1,76,75,825 |

| Payment Schedule including GST | | | | | | | |
|---|-----|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Booking Amount | | 5,00,000 | 5,00,000 | 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% | 11,99,116 | 11,99,116 | 12,08,067 | 12,17,018 | 12,25,970 | 12,34,921 |
| within 15 days of execution of agreement for sale | 10% | 16,99,116 | 16,99,116 | 17,08,067 | 17,17,018 | 17,25,970 | 17,34,921 |
| On Commencement of Footing | 7% | 11,89,381 | 11,89,381 | 11,95,647 | 12,01,913 | 12,08,179 | 12,14,445 |
| On Commencement of First Basement Floor Slab | 7% | 11,89,381 | 11,89,381 | 11,95,647 | 12,01,913 | 12,08,179 | 12,14,445 |
| On Commencement of Ground Floor Slab | 7% | 11,89,381 | 11,89,381 | 11,95,647 | 12,01,913 | 12,08,179 | 12,14,445 |
| On Commencement of Second Floor Slab | 7% | 11,89,381 | 11,89,381 | 11,95,647 | 12,01,913 | 12,08,179 | 12,14,445 |
| On Commencement of Fourth Floor Slab | 7% | 11,89,381 | 11,89,381 | 11,95,647 | 12,01,913 | 12,08,179 | 12,14,445 |
| On Commencement of Sixth Floor Slab | 6% | 10,19,469 | 10,19,469 | 10,24,840 | 10,30,211 | 10,35,582 | 10,40,952 |
| On Commencement of Eighth Floor Slab | 6% | 10,19,469 | 10,19,469 | 10,24,840 | 10,30,211 | 10,35,582 | 10,40,952 |
| On Commencement of Tenth Floor Slab | 6% | 10,19,469 | 10,19,469 | 10,24,840 | 10,30,211 | 10,35,582 | 10,40,952 |
| On Commencement of Twelfth Floor Slab | 6% | 10,19,469 | 10,19,469 | 10,24,840 | 10,30,211 | 10,35,582 | 10,40,952 |
| On Commencement of Fourteenth Floor Slab | 6% | 10,19,469 | 10,19,469 | 10,24,840 | 10,30,211 | 10,35,582 | 10,40,952 |
| On Commencement of Terrace Floor Slab | 5% | 8,49,558 | 8,49,558 | 8,54,034 | 8,58,509 | 8,62,985 | 8,67,460 |
| On Commencement of Flooring & Tiling | 5% | 8,49,558 | 8,49,558 | 8,54,034 | 8,58,509 | 8,62,985 | 8,67,460 |
| On Intimation of Possession | 5% | 8,49,558 | 8,49,558 | 8,54,034 | 8,58,509 | 8,62,985 | 8,67,460 |
| Other Charges Payable on possession | | 3,26,617 | 3,26,617 | 3,26,617 | 3,26,617 | 3,26,617 | 3,26,617 |
| Total Amount payable | | 1,73,17,775 | 1,73,17,775 | 1,74,07,287 | 1,74,96,800 | 1,75,86,312 | 1,76,75,825 |

- Note :**
1. Applicable stamp duty on agreement to sell to be borne by the purchaser and is payable before execution of the agreement.
 2. Sale agreement to be executed within 30 days from the date of booking.
 3. Stamp duty, registration charges are additional and payable at the time of registration of sale deed.
 4. Effective rate of GST is 5% on the sale value.
 5. 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.
 6. 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.
 7. All payments to be made favouring "BHARTIYA URBAN PVT LTD" payable at Bangalore.
 8. 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.
 9. The sale value shall include 2 covered car parking's for 4 Bed with Staff Apartments and 1 covered car parking for other apartments
 10. 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.
 11. Pricing subject to change without any prior notice.