

Area in Sq. Ft.		Amount in Rs.						
Tower	A							
Apartment Type	H1							
Configuration	3 Bed + Study							
Apartment Series	8							
Base Rate Per SFT	8892							
Carpet Area as per RERA	1209							
Sit-out/Balcony/Deck, Utility & External Walls of apartment	207							
Proportionate common area	432							
Total Super Built Up /Saleable Area	1848							
Level		1 to 2	3 to 5	6 to 8	9 to 11	12 to 14	15 to 17	
Cost of Apartment (Carpet Area)		1,07,50,428	1,07,50,428	1,07,50,428	1,07,50,428	1,07,50,428	1,07,50,428	
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment		18,40,644	18,40,644	18,40,644	18,40,644	18,40,644	18,40,644	
Proportionate Cost of Common Area		38,41,344	38,41,344	38,41,344	38,41,344	38,41,344	38,41,344	
Floor Rise Charges		-	-	92,400	1,84,800	2,77,200	3,69,600	
Preferential Location Charges		5,54,400	5,54,400	5,54,400	5,54,400	5,54,400	5,54,400	
Basic Value		1,69,86,816	1,69,86,816	1,70,79,216	1,71,71,616	1,72,64,016	1,73,56,416	
Back up Generator Charges @ Rs. 90/sft		1,66,320	1,66,320	1,66,320	1,66,320	1,66,320	1,66,320	
Kitchen Charges		2,25,000	2,25,000	2,25,000	2,25,000	2,25,000	2,25,000	
Infrastructure Charges @ Rs. 360/sft		6,65,280	6,65,280	6,65,280	6,65,280	6,65,280	6,65,280	
Clubhouse Charges		1,75,000	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000	
Sale Value		1,82,18,416	1,82,18,416	1,83,10,816	1,84,03,216	1,84,95,616	1,85,88,016	
GST @ 5% on Sale Value		9,10,921	9,10,921	9,15,541	9,20,161	9,24,781	9,29,401	
Sale Value Including GST		1,91,29,337	1,91,29,337	1,92,26,357	1,93,23,377	1,94,20,397	1,95,17,417	
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST		1,57,006	1,57,006	1,57,006	1,57,006	1,57,006	1,57,006	
Legal & other Service Charges including GST		64,900	64,900	64,900	64,900	64,900	64,900	
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST		1,33,056	1,33,056	1,33,056	1,33,056	1,33,056	1,33,056	
Total Amount payable by Customer		1,94,84,299	1,94,84,299	1,95,81,319	1,96,78,339	1,97,75,359	1,98,72,379	
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%	14,12,934	14,12,934	14,22,636	14,32,338	14,42,040	14,51,742	
within 15 days of execution of agreement for sale	10%	19,12,934	19,12,934	19,22,636	19,32,338	19,42,040	19,51,742	
On Commencement of Footing	7%	13,39,054	13,39,054	13,45,845	13,52,636	13,59,428	13,66,219	
On Commencement of First Basement Floor Slab	7%	13,39,054	13,39,054	13,45,845	13,52,636	13,59,428	13,66,219	
On Commencement of Ground Floor Slab	7%	13,39,054	13,39,054	13,45,845	13,52,636	13,59,428	13,66,219	
On Commencement of Second Floor Slab	7%	13,39,054	13,39,054	13,45,845	13,52,636	13,59,428	13,66,219	
On Commencement of Fourth Floor Slab	7%	13,39,054	13,39,054	13,45,845	13,52,636	13,59,428	13,66,219	
On Commencement of Sixth Floor Slab	6%	11,47,760	11,47,760	11,53,581	11,59,403	11,65,224	11,71,045	
On Commencement of Eighth Floor Slab	6%	11,47,760	11,47,760	11,53,581	11,59,403	11,65,224	11,71,045	
On Commencement of Tenth Floor Slab	6%	11,47,760	11,47,760	11,53,581	11,59,403	11,65,224	11,71,045	
On Commencement of Twelfth Floor Slab	6%	11,47,760	11,47,760	11,53,581	11,59,403	11,65,224	11,71,045	
On Commencement of Fourteenth Floor Slab	6%	11,47,760	11,47,760	11,53,581	11,59,403	11,65,224	11,71,045	
On Commencement of Terrace Floor Slab	5%	9,56,467	9,56,467	9,61,318	9,66,169	9,71,020	9,75,871	
On Commencement of Flooring & Tiling	5%	9,56,467	9,56,467	9,61,318	9,66,169	9,71,020	9,75,871	
On Intimation of Possession	5%	9,56,467	9,56,467	9,61,318	9,66,169	9,71,020	9,75,871	
Other Charges Payable on possession		3,54,962	3,54,962	3,54,962	3,54,962	3,54,962	3,54,962	
Total Amount payable		1,94,84,299	1,94,84,299	1,95,81,319	1,96,78,339	1,97,75,359	1,98,72,379	
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.								