

| Area in Sq. Ft.  |               |
|--|---------------|
| <b>Tower</b>   | C             |
| <b>Apartment Type</b>  | J1            |
| <b>Configuration</b>   | 4 Bed + Staff |
| <b>Apartment Series</b>  | 3             |
| <b>Base Rate Per SFT</b>   | 8928          |
| <b>Carpet Area as per RERA</b>   | 1664          |
| <b>Sit-out/Balcony/Deck, Utility &amp; External Walls of apartment</b> | 252           |
| <b>Proportionate common area</b>                                       | 586           |
| <b>Total Super Built Up /Saleable Area</b>                             | 2502          |

| Level  | Amount in Rs.      |                    |                    |                    |                    |                    |  |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--|
|  | 1 to 2             | 3 to 5             | 6 to 8             | 9 to 11            | 12 to 14           | 15 to 17           |  |
| Cost of Apartment (Carpet Area)  | 1,48,56,192        | 1,48,56,192        | 1,48,56,192        | 1,48,56,192        | 1,48,56,192        | 1,48,56,192        |  |
| Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment    | 22,49,856          | 22,49,856          | 22,49,856          | 22,49,856          | 22,49,856          | 22,49,856          |  |
| Proportionate Cost of Common Area  | 52,31,808          | 52,31,808          | 52,31,808          | 52,31,808          | 52,31,808          | 52,31,808          |  |
| Floor Rise Charges   | -                  | -                  | 1,25,100           | 2,50,200           | 3,75,300           | 5,00,400           |  |
| Preferential Location Charges  | 7,50,600           | 7,50,600           | 7,50,600           | 7,50,600           | 7,50,600           | 7,50,600           |  |
| <b>Basic Value</b>   | <b>2,30,88,456</b> | <b>2,30,88,456</b> | <b>2,32,13,556</b> | <b>2,33,38,656</b> | <b>2,34,63,756</b> | <b>2,35,88,856</b> |  |
| Back up Generator Charges @ Rs. 90/sft   | 2,25,180           | 2,25,180           | 2,25,180           | 2,25,180           | 2,25,180           | 2,25,180           |  |
| Kitchen Charges  | 2,75,000           | 2,75,000           | 2,75,000           | 2,75,000           | 2,75,000           | 2,75,000           |  |
| Infrastructure Charges @ Rs. 360/sft   | 9,00,720           | 9,00,720           | 9,00,720           | 9,00,720           | 9,00,720           | 9,00,720           |  |
| Clubhouse Charges  | 2,00,000           | 2,00,000           | 2,00,000           | 2,00,000           | 2,00,000           | 2,00,000           |  |
| <b>Sale Value</b>  | <b>2,46,89,356</b> | <b>2,46,89,356</b> | <b>2,48,14,456</b> | <b>2,49,39,556</b> | <b>2,50,64,656</b> | <b>2,51,89,756</b> |  |
| GST @ 5% on Sale Value   | 12,34,468          | 12,34,468          | 12,40,723          | 12,46,978          | 12,53,233          | 12,59,488          |  |
| <b>Sale Value Including GST</b>  | <b>2,59,23,824</b> | <b>2,59,23,824</b> | <b>2,60,55,179</b> | <b>2,61,86,534</b> | <b>2,63,17,889</b> | <b>2,64,49,244</b> |  |
| Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST | 2,12,570           | 2,12,570           | 2,12,570           | 2,12,570           | 2,12,570           | 2,12,570           |  |
| Legal & other Service Charges including GST                                      | 70,800             | 70,800             | 70,800             | 70,800             | 70,800             | 70,800             |  |
| Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST               | 1,80,144           | 1,80,144           | 1,80,144           | 1,80,144           | 1,80,144           | 1,80,144           |  |
| <b>Total Amount payable by Customer</b>  | <b>2,63,87,338</b> | <b>2,63,87,338</b> | <b>2,65,18,693</b> | <b>2,66,50,048</b> | <b>2,67,81,403</b> | <b>2,69,12,758</b> |  |

**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% | 20,92,382          | 20,92,382          | 21,05,518          | 21,18,653          | 21,31,789          | 21,44,924          |
| within 15 days of execution of agreement for sale   | 10% | 25,92,382          | 25,92,382          | 26,05,518          | 26,18,653          | 26,31,789          | 26,44,924          |
| On Commencement of Footing  | 7%  | 18,14,668          | 18,14,668          | 18,23,863          | 18,33,057          | 18,42,252          | 18,51,447          |
| On Commencement of First Basement Floor Slab  | 7%  | 18,14,668          | 18,14,668          | 18,23,863          | 18,33,057          | 18,42,252          | 18,51,447          |
| On Commencement of Ground Floor Slab  | 7%  | 18,14,668          | 18,14,668          | 18,23,863          | 18,33,057          | 18,42,252          | 18,51,447          |
| On Commencement of Second Floor Slab  | 7%  | 18,14,668          | 18,14,668          | 18,23,863          | 18,33,057          | 18,42,252          | 18,51,447          |
| On Commencement of Fourth Floor Slab  | 7%  | 18,14,668          | 18,14,668          | 18,23,863          | 18,33,057          | 18,42,252          | 18,51,447          |
| On Commencement of Sixth Floor Slab   | 6%  | 15,55,429          | 15,55,429          | 15,63,311          | 15,71,192          | 15,79,073          | 15,86,955          |
| On Commencement of Eighth Floor Slab  | 6%  | 15,55,429          | 15,55,429          | 15,63,311          | 15,71,192          | 15,79,073          | 15,86,955          |
| On Commencement of Tenth Floor Slab   | 6%  | 15,55,429          | 15,55,429          | 15,63,311          | 15,71,192          | 15,79,073          | 15,86,955          |
| On Commencement of Twelfth Floor Slab   | 6%  | 15,55,429          | 15,55,429          | 15,63,311          | 15,71,192          | 15,79,073          | 15,86,955          |
| On Commencement of Fourteenth Floor Slab  | 6%  | 15,55,429          | 15,55,429          | 15,63,311          | 15,71,192          | 15,79,073          | 15,86,955          |
| On Commencement of Terrace Floor Slab   | 5%  | 12,96,191          | 12,96,191          | 13,02,759          | 13,09,327          | 13,15,894          | 13,22,462          |
| On Commencement of Flooring & Tiling  | 5%  | 12,96,191          | 12,96,191          | 13,02,759          | 13,09,327          | 13,15,894          | 13,22,462          |
| On Intimation of Possession   | 5%  | 12,96,191          | 12,96,191          | 13,02,759          | 13,09,327          | 13,15,894          | 13,22,462          |
| Other Charges Payable on possession   |     | 4,63,514           | 4,63,514           | 4,63,514           | 4,63,514           | 4,63,514           | 4,63,514           |
| <b>Total Amount payable</b>   |     | <b>2,63,87,338</b> | <b>2,63,87,338</b> | <b>2,65,18,693</b> | <b>2,66,50,048</b> | <b>2,67,81,403</b> | <b>2,69,12,758</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.