

Area in Sq. Ft.	
Tower	C
Apartment Type	L1
Configuration	3 Bed Loft
Apartment Series	1,2
Base Rate Per SFT	9099
Carpet Area as per RERA	1317
Sit-out/Balcony/Deck, Utility & External Walls of apartment	354
Proportionate common area	511
Total Super Built Up /Saleable Area	2182

Level	Amount in Rs.			
	2 to 4	6 to 8	10 to 12	14 to 16
Cost of Apartment (Carpet Area)	1,19,83,383	1,19,83,383	1,19,83,383	1,19,83,383
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment	32,21,046	32,21,046	32,21,046	32,21,046
Proportionate Cost of Common Area	46,49,589	46,49,589	46,49,589	46,49,589
Floor Rise Charges	-	1,09,100	2,18,200	3,27,300
Preferential Location Charges	-	-	-	-
Basic Value	1,98,54,018	1,99,63,118	2,00,72,218	2,01,81,318
Back up Generator Charges @ Rs. 90/sft	1,96,380	1,96,380	1,96,380	1,96,380
Kitchen Charges	2,75,000	2,75,000	2,75,000	2,75,000
Infrastructure Charges @ Rs. 360/sft	7,85,520	7,85,520	7,85,520	7,85,520
Clubhouse Charges	2,00,000	2,00,000	2,00,000	2,00,000
Sale Value	2,13,10,918	2,14,20,018	2,15,29,118	2,16,38,218
GST @ 5% on Sale Value	10,65,546	10,71,001	10,76,456	10,81,911
Sale Value Including GST	2,23,76,464	2,24,91,019	2,26,05,574	2,27,20,129
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST	1,85,383	1,85,383	1,85,383	1,85,383
Legal & other Service Charges including GST	70,800	70,800	70,800	70,800
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST	1,57,104	1,57,104	1,57,104	1,57,104
Total Amount payable by Customer	2,27,89,751	2,29,04,306	2,30,18,861	2,31,33,416

Payment Schedule including GST					
		2 to 4	6 to 8	10 to 12	14 to 16
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%	17,37,646	17,49,102	17,60,557	17,72,013
within 15 days of execution of agreement for sale	10%	22,37,646	22,49,102	22,60,557	22,72,013
On Commencement of Footing	7%	15,66,352	15,74,371	15,82,390	15,90,409
On Commencement of First Basement Floor Slab	7%	15,66,352	15,74,371	15,82,390	15,90,409
On Commencement of Ground Floor Slab	7%	15,66,352	15,74,371	15,82,390	15,90,409
On Commencement of Second Floor Slab	7%	15,66,352	15,74,371	15,82,390	15,90,409
On Commencement of Fourth Floor Slab	7%	15,66,352	15,74,371	15,82,390	15,90,409
On Commencement of Sixth Floor Slab	6%	13,42,588	13,49,461	13,56,334	13,63,208
On Commencement of Eighth Floor Slab	6%	13,42,588	13,49,461	13,56,334	13,63,208
On Commencement of Tenth Floor Slab	6%	13,42,588	13,49,461	13,56,334	13,63,208
On Commencement of Twelfth Floor Slab	6%	13,42,588	13,49,461	13,56,334	13,63,208
On Commencement of Fourteenth Floor Slab	6%	13,42,588	13,49,461	13,56,334	13,63,208
On Commencement of Terrace Floor Slab	5%	11,18,823	11,24,551	11,30,279	11,36,006
On Commencement of Flooring & Tiling	5%	11,18,823	11,24,551	11,30,279	11,36,006
On Intimation of Possession	5%	11,18,823	11,24,551	11,30,279	11,36,006
Other Charges Payable on possession		4,13,287	4,13,287	4,13,287	4,13,287
Total Amount payable		2,27,89,751	2,29,04,306	2,30,18,861	2,31,33,416

- 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 - 1A 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.