

RERA REG NO:- PRM/KA/RERA/1251/310/PR/200525/007759 Valid upto 31 Dec 2028

Type	Base Rate INR*	TOWER A, B				
		2 BHK	3 BHK	3 BHK- Grand	4 BHK	4 BHK- Grand
Costing	10555	10555	10555	10555	10555	10555
Size of Apt (SBU)	SFT	1351	1710	1910	2387	2610
Floor						
Floor Rise (from 1st Floor onwards PSF on SBU)	Rs. 20 per Floor	0	0	0	0	0
Premium Location Charges (Corner/Open Area/Lake Facing)	Rs 100/150/200 PSF	0	0	0	0	0
Door Facing charges (North/East)	Rs. 25 PSF	0	0	0	0	0
Total Base Cost		14,259,805	18,049,050	20,160,050	25,194,785	27,548,550
Car Park Reservation Charges (All covered- 4L-S/7L-twin/9L- D)		400,000	400,000	400,000	700,000	900,000
Infra Dev Cost (Club,Water Mgt,Solar, EV infra,Bescom,Cauvery, Power back-up) @650 PSF		878,150	1,111,500	1,241,500	1,551,550	1,696,500
Advanace Maintenance (1Yr from date of OC)	60	81,060	102,600	114,600	143,220	156,600
GST@5%		780,951	983,158	1,095,808	1,379,478	1,515,083
Total cost		16,399,966	20,646,308	23,011,958	28,969,033	31,816,733
Reg cost***		At Actuals				
Milestones	% of payment	Amount	Amount	Amount	Amount	Amount
Booking Amount		300,000	500,000	500,000	500,000	1,000,000
On Booking & Signing of this Agreement (10 Days from booking)	10	1,339,997	1,564,631	1,801,196	2,396,903	2,181,673
Within 10 Days of Signing of this Agreement	10	1,639,997	2,064,631	2,301,196	2,896,903	3,181,673
Commencement of excavation work for the tower	12	1,967,996	2,477,557	2,761,435	3,476,284	3,818,008
Commencement of 1st floor Slab for the tower	12	1,967,996	2,477,557	2,761,435	3,476,284	3,818,008
Commencement of 8th floor Slab for the tower	12	1,967,996	2,477,557	2,761,435	3,476,284	3,818,008
Commencement of 16th floor Slab for the tower	12	1,967,996	2,477,557	2,761,435	3,476,284	3,818,008
Completion of internal flooring work for your floor	12	1,967,996	2,477,557	2,761,435	3,476,284	3,818,008
Commencement of Final Slab for the tower	10	1,639,997	2,064,631	2,301,196	2,896,903	3,181,673
Intimation to Possession	10	1,639,997	2,064,631	2,301,196	2,896,903	3,181,673
<b>Total</b>		<b>16,399,966</b>	<b>20,646,308</b>	<b>23,011,958</b>	<b>28,969,033</b>	<b>31,816,733</b>
Current Due %		32%				

\*The current price is valid for a very limited period and can be revised anytime without prior intimation. The project would be launched at 10999/ base price.

\*\* Minimum Self payment - 10-25% at the time of signing of the agreement as per bank chosen.

\*\*\*Cost of Registration @ 7.65 of total cost (including agreement franking of 0.50%) has not been considered above and it would be as per actuals.

\*\*\*\* Corpus deposit of Rs. 50 payable to the Association has not been considered above.

\*\*\*\*\* Pls cosider Rs.. 60-100 K of extra cost for GAIL, BESCOM Deposit, Tax, Khata Extraction and Reg Facilitation fee not considered in above cost.

E&OE