



























Particulars	Details
Living/Dining Flooring	Tiles
Bedrooms Flooring	Tiles
Wall Ceiling Finish	Oil Bound Distemper / Colour Wash
Toilets Wall Finish	Tiles up to 5' Oil Bound Distemper / Colour Wash
Toilets Flooring	Tiles
Kitchen Flooring	Tiles
Platform	Marble
Kitchen Wall Finish	Tiles up to 2 feet high above Marble counter & Oil bound distemper / Colour Wash in balance area
Others	Single Bowl Stainless Steel Sink
Balcony Flooring	Tiles
Window	MS Z-Section & Glass / Alu Steel & Glass
Door Frame / Doors	Hardwood / M.S / Fiber Door frames with Flush Door / Skin Door / Fiber Door
Common Area Flooring	Marble / Pavers
Lift Lobby	Marble / Tiles
Chinaware	Standard Fitting
C.P Fittings	Standard Fitting
Electrical	ISI marked products for wiring, switches and Circuits
Security	Gated Complex

TYPE	2 BHK	2 BHK	3 BHK	3 BHK
Super Built Area ( Tentative )	926	1,196	1,456	1,709
Carpet Area as per RERA (Sft)	720.35	855.00	1,105.14	1,322.20
Rate / Sft on SBA	Rs. 4,321.00	Rs. 4,321.00	Rs. 4,321.00	Rs. 4,321.00
Car Park Covered	Rs. 3,50,000.00	Rs. 3,50,000.00	Rs. 3,50,000.00	Rs. 3,50,000.00
<b>Basic Value (A)</b>	<b>Rs. 43,51,246.00</b>	<b>Rs. 55,17,916.00</b>	<b>Rs. 66,41,376.00</b>	<b>Rs. 77,34,589.00</b>
BESCOM, Water,Sanitary,etc., @ 100 ₹ per SBA	Rs. 92,600.00	Rs. 1,19,600.00	Rs. 1,45,600.00	Rs. 1,70,900.00
Club Development	Rs. 75,000.00	Rs. 75,000.00	Rs. 75,000.00	Rs. 75,000.00
Generator Charges	Rs. 50,000.00	Rs. 75,000.00	Rs. 1,00,000.00	Rs. 1,25,000.00
1 yr Maintenance charges @ ₹ 30/- per sft	Rs. 27,780.00	Rs. 35,880.00	Rs. 43,680.00	Rs. 51,270.00
Sinking fund @ ₹ 24/- per sft	Rs. 22,224.00	Rs. 28,704.00	Rs. 34,944.00	Rs. 41,016.00
Legal Fees	Rs. 25,000.00	Rs. 25,000.00	Rs. 25,000.00	Rs. 25,000.00
<b>Total Other Charges (B)</b>	<b>Rs. 2,92,604.00</b>	<b>Rs. 3,59,184.00</b>	<b>Rs. 4,24,224.00</b>	<b>Rs. 4,88,186.00</b>
<b>Total value (C) = (A + B)</b>	<b>Rs. 46,43,850.00</b>	<b>Rs. 58,77,100.00</b>	<b>Rs. 70,65,600.00</b>	<b>Rs. 82,22,775.00</b>
<b>Land deduction (D) = (C) x 1/3</b>	<b>Rs. 15,47,950.00</b>	<b>Rs. 19,59,033.33</b>	<b>Rs. 23,55,200.00</b>	<b>Rs. 27,40,925.00</b>
<b>Assessable value (E.) = (C) - (D)</b>	<b>Rs. 30,95,900.00</b>	<b>Rs. 39,18,066.67</b>	<b>Rs. 47,10,400.00</b>	<b>Rs. 54,81,850.00</b>
<b>GST Summary:</b>				
<b>CGST</b>	<b>Rs. 2,78,631.00</b>	<b>Rs. 3,52,626.00</b>	<b>Rs. 4,23,936.00</b>	<b>Rs. 4,93,367.00</b>
<b>SGST</b>	<b>Rs. 2,78,631.00</b>	<b>Rs. 3,52,626.00</b>	<b>Rs. 4,23,936.00</b>	<b>Rs. 4,93,367.00</b>
<b>Total GST as per prevailing rates (F)</b>	<b>Rs. 5,57,262.00</b>	<b>Rs. 7,05,252.00</b>	<b>Rs. 8,47,872.00</b>	<b>Rs. 9,86,734.00</b>
<b>Total Value (G) = (C) + (F)</b>	<b>Rs. 52,01,112</b>	<b>Rs. 65,82,352</b>	<b>Rs. 79,13,472</b>	<b>Rs. 92,09,509</b>
<b>Payment Schedule (including taxes):-</b>				
Booking Amount	Rs. 2,24,000.00	Rs. 3,36,000.00	Rs. 4,48,000.00	Rs. 5,60,000.00
Within 20 days of Booking 20%	Rs. 7,50,679.10	Rs. 9,00,013.18	Rs. 10,39,668.22	Rs. 11,72,547.94
On start of Earth work excavation 05% + 5% OC	Rs. 2,60,055.60	Rs. 3,29,117.60	Rs. 3,95,673.60	Rs. 4,60,475.40
On start of Foundation work 10% + 5% OC	Rs. 5,03,725.38	Rs. 6,38,120.90	Rs. 7,67,590.66	Rs. 8,93,612.38
On Start of Basement roof Slab 10% + 5% OC	Rs. 5,03,725.38	Rs. 6,38,120.90	Rs. 7,67,590.66	Rs. 8,93,612.38
On Start of Still Floor roof Slab 5% + 5% OC	Rs. 2,60,055.60	Rs. 3,29,117.60	Rs. 3,95,673.60	Rs. 4,60,475.40
On Start of G Floor roof Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of 1st Floor roof Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of 3rd floor roof slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of 5th Floor roof Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of 7th floor roof Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of 9th floor roof Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of 11th Floor roof Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start of Terrace Slab 5% + 10% OC	Rs. 2,76,441.42	Rs. 3,49,231.90	Rs. 4,19,430.14	Rs. 4,87,813.82
On Start Block Work 5%	Rs. 2,43,669.78	Rs. 3,09,003.30	Rs. 3,71,917.06	Rs. 4,33,136.98
Within 15days of offer of Registration 5%	Rs. 2,43,669.78	Rs. 3,09,003.30	Rs. 3,71,917.06	Rs. 4,33,136.98
<b>Total Value including Other Charges + GST as applicable</b>	<b>Rs. 52,01,112</b>	<b>Rs. 65,82,352</b>	<b>Rs. 79,13,472</b>	<b>Rs. 92,09,508</b>

\* Any other/additional Government levies shall be borne by the purchaser

\* Registration Charges as applicable at the time of registration

\* GST are subject to variation in accordance with respective Statutory regulations, as applicable.

\* Rs.25/- per sft extra on floor rise beyond 2nd floor

\* Rs.100/ per sft extra towards Preferential location charges ( PLC ) applicable on pool & garden facing flats.

# Location

Map not to scale



TO INTERNATIONAL AIRPORT



## KEY DISTANCES

MG Road	: 13 km
ITPL	: 10.7 km
RMZ Infinity Technology Park	: 9.8 km
Bagmane Tech Park	: 11.3 km
Manyata Embassy Business Park	: 9.7 km
Bangalore International airport	: 35.4 km



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|--------------------------|-----------------------------------|-------------------|---------------------------|------------------------------|
| 01) Entry Gate           | 07) Skating rink                  | 13) Hoop's Pool   | 18) Landscape & Open Lawn | 24) Transformer Yard         |
| 02) Security Cabin       | 08) Bench Seating                 | 14) Swimming Pool | 19) Side Play Area        | 25) Visitors Car Parking Bay |
| 03) Signage              | 09) Landscape With Water Channels | 15) Jogging Track | 20) Amphitheatre          |                              |
| 04) Water Feature        | 10) Back Entry Pathways           | 16) Seating       | 21) Tennis Court          |                              |
| 05) Drive Way            | 11) Car Parking                   | 17) Paved Area    | 22) Cricket Pitch         |                              |
| 06) Fire Staircase Below | 12) Basket Ball Court             |                   | 23) Steps to Main CVL     |                              |

