

**RERA REG NO:- PRM/KA/RERA/1251/308/PR/170824/006975 Valid upto 30 Sep 2026**

Type		2 BHK	3 BHK	4 BHK Duplex
Costing	Base Rate INR*	7999	8555	7999
Size of Apt (SBU)	SFT	1188	1546	2363
Floor				
Floor Rise (from 1st Floor onwards)	Rs. 20 per Floor	0	0	0
Premium Location Charges (Tower/Podium/club/Open Area Facing)	Rs 100 PSF	0	0	0
Door Facing charges (North/East)	Rs. 25 PSF	0	0	0
Total Base Cost		9,502,812	13,226,030	18,901,637
Car Park Reservation Charges (All covered- 3.5L - Single/6.0L for Twin)	Covered 3.5 L	350,000	350,000	350,000
Infra Dev Cost (Club,Water Mgt,Solar,EV infra,Bescom,Power back-up)	@500 PSF	594,000	773,000	1,181,500
Advance Maintenance (1Yr from date of OC)	60	71,280	92,760	141,780
GST@5%		525,905	722,090	1,028,746
Total cost		11,043,997	15,163,880	21,603,663
Reg cost***		At Actuals	At Actuals	At Actuals
Milestones	% of payment	Amount	Amount	Amount
Booking Amount		200,000	300,000	300,000
On Signing of the Agreement to sale (5 days of booking)	10	904,400	1,216,388	1,860,366
Within 5 Days of signing of the Agreement to Sale	10	1,104,400	1,516,388	2,160,366
Commencement of Foundation (Excavation) work for the Tower	12	1,325,280	1,819,666	2,592,440
Commencement of 1st Floor Slab	12	1,325,280	1,819,666	2,592,440
Commencement of 8th floor Slab	12	1,325,280	1,819,666	2,592,440
Commencement of 16th floor slab	12	1,325,280	1,819,666	2,592,440
Commencement of Final Slab	12	1,325,280	1,819,666	2,592,440
Completion of internal flooring work for your floor	10	1,104,400	1,516,388	2,160,366
Intimation to Possession	10	1,104,400	1,516,388	2,160,366
<b>Total</b>		<b>11,043,997</b>	<b>15,163,880</b>	<b>21,603,663</b>
<b>Current Due %</b>	Tower- A	56	Tower- B	68

\* Commercial valid for 5 days

\*\* Loan available upto 90% of total cost excluding registration from all banks like SBI/HDFC/Axis/Tata Capital

\*\*\* Self payment - 2 BHK- 10% at the time of signing ATS (within 0-5 days from booking) and balance 90% from bank loan.

\*\*\*\* Self payment - 10% at the time of signing of the agreement (0-5 days). Balance 10% from 16th Floor slab onwards.

\*\*\*\*\* Cost of Registration and agreement franking has not been considered above and it would be as per actuals.

\*\*\*\*\* Next base price would be Rs.8555 for 2 BHK & Duplex and 8999 for 3 BHK..