

TYPE D4 - TWO BED SALEABLE AREA: 1154 SQFT

nikoo
Homes

Unit Number

D 035 - D 165

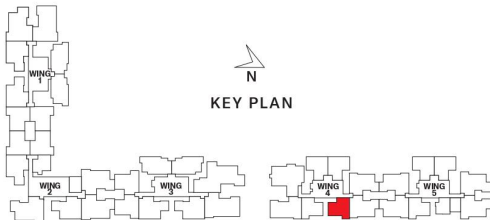
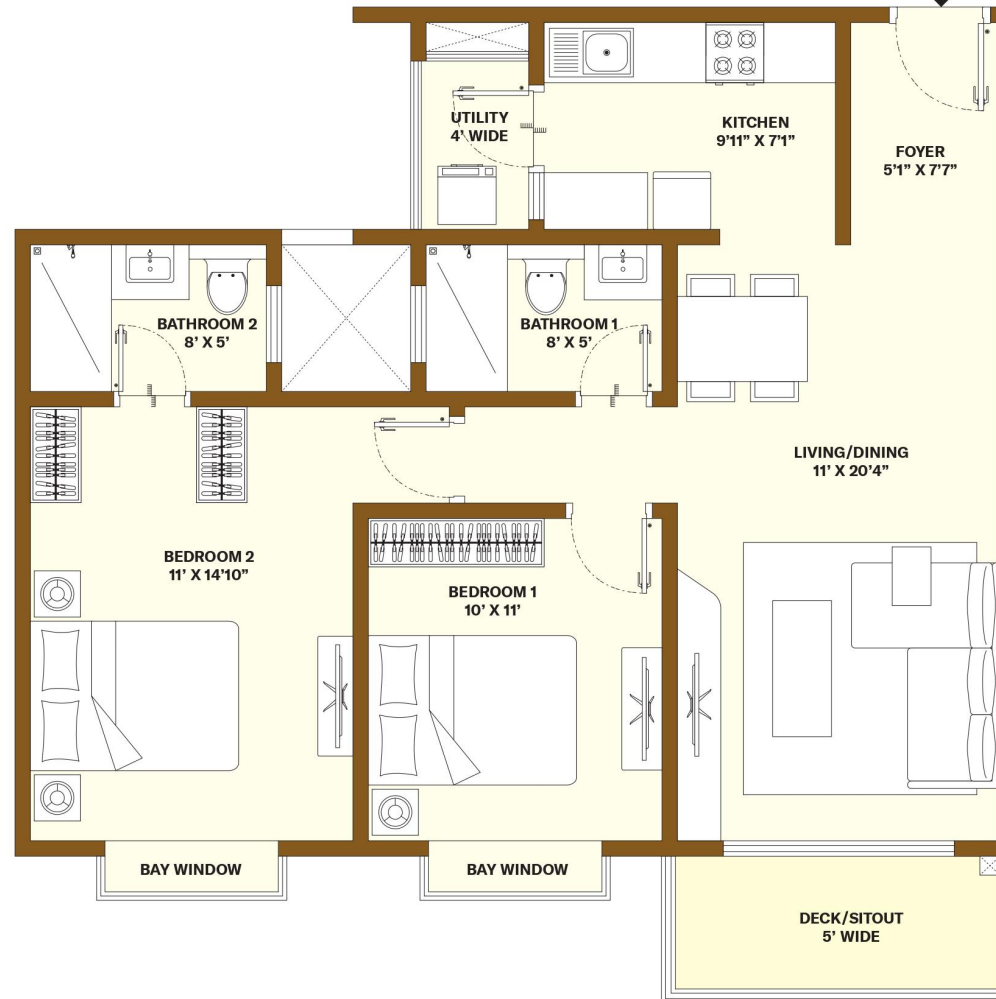
WING - 4

FLOOR - 3 TO 16

AREA (sq. ft)

Carpet Area	:	759
Sit Out / Deck Area	:	57
Utility Area	:	23
External Wall Area	:	45
Share of Common Area	:	270

(1sq. m = 10.764 sq. ft.)



NIKOO HOMES VI



Disclaimer: The specifications, layouts and areas mentioned are indicative and do not constitute a legal offering. The furniture shown in the plans are for illustration purposes only and do not form part of the offering.

	Area in Sq. Ft.
Tower	D
Apartment Type	D4
Configuration	2 Bed
Aptartment Series	5,6
Base Rate Per SFT	9342
Carpet Area as per RERA	759
Sit-out/Balcony/Deck, Utility & External Walls of apartment	125
Proportionate common area	270
Total Super Built Up /Saleable Area	1154

Amount in Rs.

Level	3 to 5	6 to 8	9 to 11	12 to 14	15 to 16
Cost of Apartment (Carpet Area)	70,90,578	70,90,578	70,90,578	70,90,578	70,90,578
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment	11,67,750	11,67,750	11,67,750	11,67,750	11,67,750
Proportionate Cost of Common Area	25,22,340	25,22,340	25,22,340	25,22,340	25,22,340
Floor Rise Charges	-	57,700	1,15,400	1,73,100	2,30,800
Preferential Location Charges	-	1,15,400	1,15,400	1,15,400	1,15,400
Basic Value	1,07,80,668	1,09,53,768	1,10,11,468	1,10,69,168	1,11,26,868
Back up Generator Charges @ Rs. 90/sft	1,03,860	1,03,860	1,03,860	1,03,860	1,03,860
Kitchen Charges	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000
Infrastructure Charges @ Rs. 360/sft	4,15,440	4,15,440	4,15,440	4,15,440	4,15,440
Clubhouse Charges	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
Sale Value	1,16,24,968	1,17,98,068	1,18,55,768	1,19,13,468	1,19,71,168
GST @ 5% on Sale Value	5,81,248	5,89,903	5,92,788	5,95,673	5,98,558
Sale Value including GST	1,22,06,216	1,23,87,971	1,24,48,556	1,25,09,141	1,25,69,726
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST	98,044	98,044	98,044	98,044	98,044
Legal & other Service Charges including GST	53,100	53,100	53,100	53,100	53,100
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST	83,088	83,088	83,088	83,088	83,088
Total Amount payable by Customer	1,24,40,448	1,26,22,203	1,26,82,788	1,27,43,373	1,28,03,958

Payment Schedule including GST

Booking Amount		3,00,000	3,00,000	3,00,000	3,00,000	3,00,000
Balance booking amount within 15 days of booking date (equivalent to 10% of the sale value)	10%	9,20,622	9,38,797	9,44,856	9,50,914	9,56,973
within 15 days of execution of agreement for sale	10%	12,20,622	12,38,797	12,44,856	12,50,914	12,56,973
On Commencement of Footing	7%	8,54,435	8,67,158	8,71,399	8,75,640	8,79,881
On Commencement of First Basement Floor Slab	7%	8,54,435	8,67,158	8,71,399	8,75,640	8,79,881
On Commencement of Ground Floor Slab	7%	8,54,435	8,67,158	8,71,399	8,75,640	8,79,881
On Commencement of Second Floor Slab	7%	8,54,435	8,67,158	8,71,399	8,75,640	8,79,881
On Commencement of Fourth Floor Slab	7%	8,54,435	8,67,158	8,71,399	8,75,640	8,79,881
On Commencement of Sixth Floor Slab	6%	7,32,373	7,43,278	7,46,913	7,50,548	7,54,184
On Commencement of Eighth Floor Slab	6%	7,32,373	7,43,278	7,46,913	7,50,548	7,54,184
On Commencement of Tenth Floor Slab	6%	7,32,373	7,43,278	7,46,913	7,50,548	7,54,184
On Commencement of Twelfth Floor Slab	6%	7,32,373	7,43,278	7,46,913	7,50,548	7,54,184
On Commencement of Fourteenth Floor Slab	6%	7,32,373	7,43,278	7,46,913	7,50,548	7,54,184
On Commencement of Terrace Floor Slab	5%	6,10,311	6,19,399	6,22,428	6,25,457	6,28,486
On Commencement of Flooring & Tiling	5%	6,10,311	6,19,399	6,22,428	6,25,457	6,28,486
On Intimation of Possession	5%	6,10,311	6,19,399	6,22,428	6,25,457	6,28,486
Other Charges Payable on possession		2,34,232	2,34,232	2,34,232	2,34,232	2,34,232
Total Amount payable		1,24,40,448	1,26,22,203	1,26,82,788	1,27,43,373	1,28,03,958

Note :

1. Applicable stamp duty on agreement to sell to be borne by the purchaser and is payable before execution of the agreement.
2. Sale agreement to be executed within 30 days from the date of booking.
3. Stamp duty, registration charges are additional and payable at the time of registration of sale deed.
4. Effective rate of GST is 5% on the sale value.
5. 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.
6. 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.
7. All payments to be made favouring "BHARTIYA URBAN PVT LTD" payable at Bangalore.
8. 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.
9. The sale value shall include 2 covered car parking's for 4 Bed with Staff Apartments and 1 covered car parking for other apartments
10. 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.
11. Pricing subject to change without any prior notice.

