

TYPE H2 - THREE BED WITH STUDY

SALEABLE AREA: 1836 SQFT

nikoo
Homes

Unit Number

D 017 - D 167

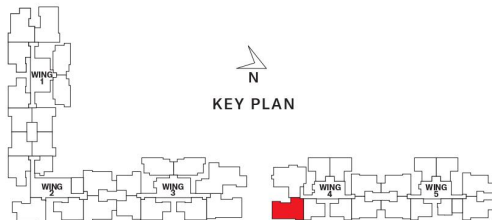
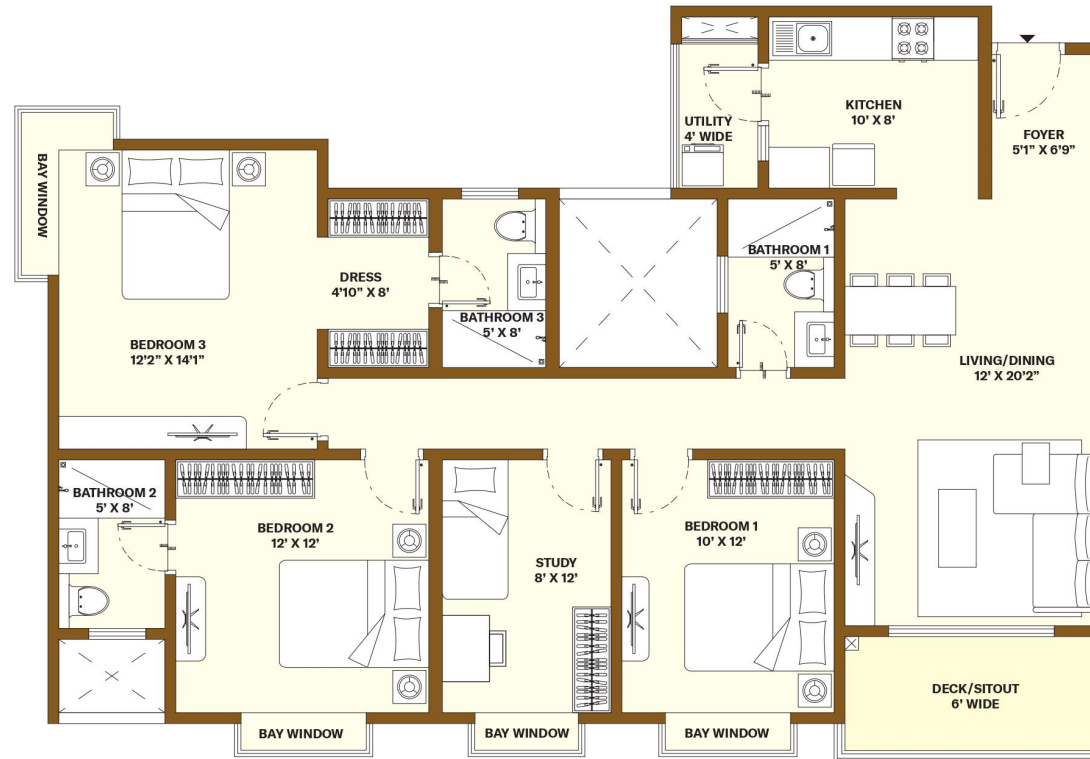
WING - 4

FLOOR - 1 TO 16

AREA (sq. ft)

Carpet Area	:	1199
Sit Out / Deck Area:		72
Utility Area	:	27
External Wall Area	:	109
Share of Common Area	:	429

(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		H2				
Configuration		3 Bed + Study				
Apartment Series		7				
Base Rate Per SFT		9666				
Carpet Area as per RERA		1199				
Sit-out/Balcony/Deck, Utility & External Walls of apartment		208				
Proportionate common area		429				
Total Super Built Up /Saleable Area		1836				
Amount in Rs.						
Level		1 to 5	6 to 8	9 to 11	12 to 14	15 to 16
Cost of Apartment (Carpet Area)		1,15,89,534	1,15,89,534	1,15,89,534	1,15,89,534	1,15,89,534
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment		20,10,528	20,10,528	20,10,528	20,10,528	20,10,528
Proportionate Cost of Common Area		41,46,714	41,46,714	41,46,714	41,46,714	41,46,714
Floor Rise Charges		-	91,800	1,83,600	2,75,400	3,67,200
Preferential Location Charges		1,83,600	1,83,600	1,83,600	1,83,600	1,83,600
Basic Value		1,79,30,376	1,80,22,176	1,81,13,976	1,82,05,776	1,82,97,576
Back up Generator Charges @ Rs. 90/sft		1,65,240	1,65,240	1,65,240	1,65,240	1,65,240
Kitchen Charges		2,25,000	2,25,000	2,25,000	2,25,000	2,25,000
Infrastructure Charges @ Rs. 360/sft		6,60,960	6,60,960	6,60,960	6,60,960	6,60,960
Clubhouse Charges		1,75,000	1,75,000	1,75,000	1,75,000	1,75,000
Sale Value		1,91,56,576	1,92,48,376	1,93,40,176	1,94,31,976	1,95,23,776
GST @ 5% on Sale Value		9,57,829	9,62,419	9,67,009	9,71,599	9,76,189
Sale Value Including GST		2,01,14,405	2,02,10,795	2,03,07,185	2,04,03,575	2,04,99,965
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST		1,55,987	1,55,987	1,55,987	1,55,987	1,55,987
Legal & other Service Charges including GST		64,900	64,900	64,900	64,900	64,900
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST		1,32,192	1,32,192	1,32,192	1,32,192	1,32,192
Total Amount payable by Customer		2,04,67,483	2,05,63,873	2,06,60,263	2,07,56,653	2,08,53,043
Payment Schedule including GST						
Booking Amount		5,00,000	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%	15,11,440	15,21,079	15,30,718	15,40,357	15,49,996
within 15 days of execution of agreement for sale	10%	20,11,440	20,21,079	20,30,718	20,40,357	20,49,996
On Commencement of Footing	7%	14,08,008	14,14,756	14,21,503	14,28,250	14,34,998
On Commencement of First Basement Floor Slab	7%	14,08,008	14,14,756	14,21,503	14,28,250	14,34,998
On Commencement of Ground Floor Slab	7%	14,08,008	14,14,756	14,21,503	14,28,250	14,34,998
On Commencement of Second Floor Slab	7%	14,08,008	14,14,756	14,21,503	14,28,250	14,34,998
On Commencement of Fourth Floor Slab	7%	14,08,008	14,14,756	14,21,503	14,28,250	14,34,998
On Commencement of Sixth Floor Slab	6%	12,06,864	12,12,648	12,18,431	12,24,214	12,29,998
On Commencement of Eighth Floor Slab	6%	12,06,864	12,12,648	12,18,431	12,24,214	12,29,998
On Commencement of Tenth Floor Slab	6%	12,06,864	12,12,648	12,18,431	12,24,214	12,29,998
On Commencement of Twelfth Floor Slab	6%	12,06,864	12,12,648	12,18,431	12,24,214	12,29,998
On Commencement of Fourteenth Floor Slab	6%	12,06,864	12,12,648	12,18,431	12,24,214	12,29,998
On Commencement of Terrace Floor Slab	5%	10,05,720	10,10,540	10,15,359	10,20,179	10,24,998
On Commencement of Flooring & Tiling	5%	10,05,720	10,10,540	10,15,359	10,20,179	10,24,998
On Intimation of Possession	5%	10,05,720	10,10,540	10,15,359	10,20,179	10,24,998
Other Charges Payable on possession		3,53,079	3,53,079	3,53,079	3,53,079	3,53,079
Total Amount payable		2,04,67,483	2,05,63,873	2,06,60,263	2,07,56,653	2,08,53,043
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 - 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.						
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.						

