TYPE G2 - THREE BED SALEABLE AREA: 1679 SQFT



Unit Number

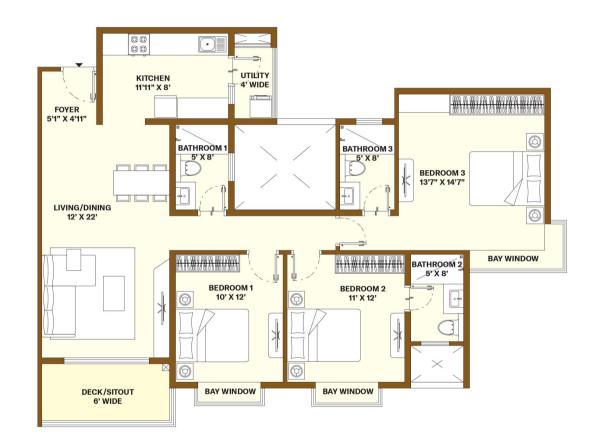
E 014 - E 164

WING - 5

FLOOR - 1 TO 16

AREA (sq. ft)						
Carpet Area	:	1079				
Sit Out / Deck Area	:	73				
Utility Area	:	27				
External Wall Area	:	107				
Share of Common Area	:	393				

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







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.



NIKOO HOMES 6 - PRICE SHEET & PAYMENT SCHEDULE



	Area in Sq. Ft.
Tower	E
Apartment Type	G2
Configuration	3 Bed
Aptartment Series	3,4
Base Rate Per SFT	9495
Carpet Area as per RERA	1079
Sit-out/Balcony/Deck, Utility & External Walls of apartment	207
Proportionate common area	393
Total Super Built Up /Saleable Area	1679

Amount in Rs

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Level		1 to 5	6 to 8	9 to 11	12 to 14	15 to 16
Cost of Apartment (Carpet Area)		1,02,45,105	1,02,45,105	1,02,45,105	1,02,45,105	1,02,45,105
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls	1	19,65,465	19,65,465	19,65,465	19,65,465	19,65,465
of apartment		13,03,403	13,03,403	13,03,403	13,03,403	13,03,403
Proportionate Cost of Common Area	1	37,31,535	37,31,535	37,31,535	37,31,535	37,31,535
Floor Rise Charges	1	-	83,950	1,67,900	2,51,850	3,35,800
Preferential Location Charges	1	1,67,900	1,67,900	1,67,900	1,67,900	1,67,900
Basic Value	1	1,61,10,005	1,61,93,955	1,62,77,905	1,63,61,855	1,64,45,805
Back up Generator Charges @ Rs. 90/sft		1,51,110	1,51,110	1,51,110	1,51,110	1,51,110
Kitchen Charges	1	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000
Infrastructure Charges @ Rs. 360/sft	1	6,04,440	6,04,440	6,04,440	6,04,440	6,04,440
Clubhouse Charges	1	1,75,000	1,75,000	1,75,000	1,75,000	1,75,000
Sale Value	1	1,72,40,555	1,73,24,505	1,74,08,455	1,74,92,405	1,75,76,355
GST @ 5% on Sale Value		8,62,028	8,66,225	8,70,423	8,74,620	8,78,818
Sale Value Including GST	1	1,81,02,583	1,81,90,730	1,82,78,878	1,83,67,025	1,84,55,173
Advance Maintenance Charges @ Rs. 4 per sft per month for		1,42,648	1,42,648	1,42,648	1,42,648	1,42,648
1.5 year including GST	1	, ,			, ,	
Legal & other Service Charges including GST	1	59,000	59,000	59,000	59,000	59,000
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding	1	1,20,888	1,20,888	1,20,888	1,20,888	1,20,888
GST	1					1,20,
Total Amount payable by Customer		1,84,25,119	1,85,13,266	1,86,01,414	1,86,89,561	1,87,77,709
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	10%	13,10,258	13,19,073	13,27,888	13,36,703	13,45,517
(equivalent to 10% of the sale value)	<u> </u>					
within 15 days of execution of agreement for sale	10%	18,10,258	18,19,073	18,27,888	18,36,703	18,45,517
On Commencement of Footing	7%	12,67,181	12,73,351	12,79,521	12,85,692	12,91,862
On Commencement of First Basement Floor Slab	7%	12,67,181	12,73,351	12,79,521	12,85,692	12,91,862
On Commencement of Ground Floor Slab	7%	12,67,181	12,73,351	12,79,521	12,85,692	12,91,862
On Commencement of Second Floor Slab	7%	12,67,181	12,73,351	12,79,521	12,85,692	12,91,862
On Commencement of Fourth Floor Slab	7%	12,67,181	12,73,351	12,79,521	12,85,692	12,91,862
On Commencement of Sixth Floor Slab	6%	10,86,155	10,91,444	10,96,733	11,02,022	11,07,310
On Commencement of Eighth Floor Slab	6%	10,86,155	10,91,444	10,96,733	11,02,022	11,07,310
On Commencement of Tenth Floor Slab	6%	10,86,155	10,91,444	10,96,733	11,02,022	11,07,310
On Commencement of Twelfth Floor Slab	6%	10,86,155	10,91,444	10,96,733	11,02,022	11,07,310
On Commencement of Fourteenth Floor Slab	6%	10,86,155	10,91,444	10,96,733	11,02,022	11,07,310
On Commencement of Terrace Floor Slab	5%	9,05,129	9,09,537	9,13,944	9,18,351	9,22,759
On Commencement of Flooring & Tiling	5%	9,05,129	9,09,537	9,13,944	9,18,351	9,22,759
On Intimation of Possession	5%	9,05,129	9,09,537	9,13,944	9,18,351	9,22,759
Other Charges Payable on possession		3,22,536	3,22,536	3,22,536	3,22,536	3,22,536
Total Amount payable		1,84,25,119	1,85,13,266	1,86,01,414	1,86,89,561	1,87,77,709
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.

 Output

 Description:
- 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.