

TYPE J2 - FOUR BED WITH STAFF SALEABLE AREA: 2464 SQFT

nikoo
Homes

Unit Number

D 018 - D 168

WING - 4

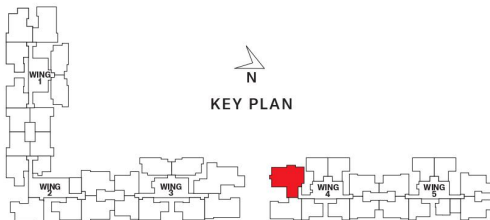
FLOOR - 1 TO 16

AREA (sq. ft)

Carpet Area	:	1627
Sit Out / Deck Area:		80
Utility Area	:	53
External Wall Area	:	127
Share of Common Area	:	577
(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		J2				
Configuration		4 Bed + Staff				
Aptartment Series		8				
Base Rate Per SFT		9504				
Carpet Area as per RERA		1627				
Sit-out/Balcony/Deck, Utility & External Walls of apartment		260				
Proportionate common area		577				
Total Super Built Up /Saleable Area		2464				
Amount in Rs.						
Level		1 to 5	6 to 8	9 to 11	12 to 14	15 to 16
Cost of Apartment (Carpet Area)		1,54,63,008	1,54,63,008	1,54,63,008	1,54,63,008	1,54,63,008
Cost of exclusive Sit-out/Balcony/Deck, Utility & External Walls of apartment		24,71,040	24,71,040	24,71,040	24,71,040	24,71,040
Proportionate Cost of Common Area		54,83,808	54,83,808	54,83,808	54,83,808	54,83,808
Floor Rise Charges		-	1,23,200	2,46,400	3,69,600	4,92,800
Preferential Location Charges		2,46,400	2,46,400	2,46,400	2,46,400	2,46,400
Basic Value		2,36,64,256	2,37,87,456	2,39,10,656	2,40,33,856	2,41,57,056
Back up Generator Charges @ Rs. 90/sft		2,21,760	2,21,760	2,21,760	2,21,760	2,21,760
Kitchen Charges		2,75,000	2,75,000	2,75,000	2,75,000	2,75,000
Infrastructure Charges @ Rs. 360/sft		8,87,040	8,87,040	8,87,040	8,87,040	8,87,040
Clubhouse Charges		2,00,000	2,00,000	2,00,000	2,00,000	2,00,000
Sale Value		2,52,48,056	2,53,71,256	2,54,94,456	2,56,17,656	2,57,40,856
GST @ 5% on Sale Value		12,62,403	12,68,563	12,74,723	12,80,883	12,87,043
Sale Value Including GST		2,65,10,459	2,66,39,819	2,67,69,179	2,68,98,539	2,70,27,899
Advance Maintenance Charges @ Rs. 4 per sft per month for 1.5 year including GST		2,09,341	2,09,341	2,09,341	2,09,341	2,09,341
Legal & other Service Charges including GST		70,800	70,800	70,800	70,800	70,800
Sinking Fund @ Rs. 4 per sft per month for 1.5 year, excluding GST		1,77,408	1,77,408	1,77,408	1,77,408	1,77,408
Total Amount payable by Customer		2,69,68,008	2,70,97,368	2,72,26,728	2,73,56,088	2,74,85,448
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%	21,51,046	21,63,982	21,76,918	21,89,854	22,02,790
within 15 days of execution of agreement for sale	10%	26,51,046	26,63,982	26,76,918	26,89,854	27,02,790
On Commencement of Footing	7%	18,55,732	18,64,787	18,73,843	18,82,898	18,91,953
On Commencement of First Basement Floor Slab	7%	18,55,732	18,64,787	18,73,843	18,82,898	18,91,953
On Commencement of Ground Floor Slab	7%	18,55,732	18,64,787	18,73,843	18,82,898	18,91,953
On Commencement of Second Floor Slab	7%	18,55,732	18,64,787	18,73,843	18,82,898	18,91,953
On Commencement of Fourth Floor Slab	7%	18,55,732	18,64,787	18,73,843	18,82,898	18,91,953
On Commencement of Sixth Floor Slab	6%	15,90,628	15,98,389	16,06,151	16,13,912	16,21,674
On Commencement of Eighth Floor Slab	6%	15,90,628	15,98,389	16,06,151	16,13,912	16,21,674
On Commencement of Tenth Floor Slab	6%	15,90,628	15,98,389	16,06,151	16,13,912	16,21,674
On Commencement of Twelfth Floor Slab	6%	15,90,628	15,98,389	16,06,151	16,13,912	16,21,674
On Commencement of Fourteenth Floor Slab	6%	15,90,628	15,98,389	16,06,151	16,13,912	16,21,674
On Commencement of Terrace Floor Slab	5%	13,25,523	13,31,991	13,38,459	13,44,927	13,51,395
On Commencement of Flooring & Tiling	5%	13,25,523	13,31,991	13,38,459	13,44,927	13,51,395
On Intimation of Possession	5%	13,25,523	13,31,991	13,38,459	13,44,927	13,51,395
Other Charges Payable on possession		4,57,549	4,57,549	4,57,549	4,57,549	4,57,549
Total Amount payable		2,69,68,008	2,70,97,368	2,72,26,728	2,73,56,088	2,74,85,448
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.						

