

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

| Type | | 2 BHK | 3 BHK | 3.5/4 BHK Duplex |
|---|------------------|-------------------|-------------------|-------------------|
| Costing | Base Rate INR* | 8555 | 8999 | 8555 |
| 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 | | 10,163,340 | 13,912,454 | 20,215,465 |
| 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% | | 558,931 | 756,411 | 1,094,437 |
| Total cost | | 11,737,551 | 15,884,625 | 22,983,182 |
| 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 | 973,755 | 1,288,462 | 1,998,318 |
| Within 5 Days of signing of the Agreement to Sale | 10 | 1,173,755 | 1,588,462 | 2,298,318 |
| Commencement of Foundation (Excavation) work for the Tower | 12 | 1,408,506 | 1,906,155 | 2,757,982 |
| Commencement of 1st Floor Slab | 12 | 1,408,506 | 1,906,155 | 2,757,982 |
| Commencement of 8th floor Slab | 12 | 1,408,506 | 1,906,155 | 2,757,982 |
| Commencement of 16th floor slab | 12 | 1,408,506 | 1,906,155 | 2,757,982 |
| Commencement of Final Slab | 12 | 1,408,506 | 1,906,155 | 2,757,982 |
| Completion of internal flooring work for your floor | 10 | 1,173,755 | 1,588,462 | 2,298,318 |
| Intimation to Possession | 10 | 1,173,755 | 1,588,462 | 2,298,318 |
| Total | | 11,737,551 | 15,884,625 | 22,983,182 |
| Current Due % | Tower- A | 90 | Tower- B | 90 |

* Commercials 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.8999 for 2 BHK & Duplex and 9555 for 3 BHK..