



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

Type		2 BHK	3 BHK	3.5/4 BHK Duplex
Costing	Base Rate INR*	9555	9999	9555
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		11,351,340	15,458,454	22,578,465
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%		0	0	0
Total cost		12,366,620	16,674,214	24,251,745
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 (15 days of booking)	90	10,929,958	14,706,793	21,526,571
Intimation to Possession	10	1,236,662	1,667,421	2,425,175
Total		12,366,620	16,674,214	24,251,745
Current Due %		100		100

* Commercials valid for 5 days

** Loan available upto 90- 95% of total cost including registration from all banks like Tata/HDFC/SBI/Bajaj.

*** Self payment - 2 BHK- 5-10% at the time of signing ATS (within 0-5 days from booking) and balance 90-95% from bank loan.

**** Cost of Registration and agreement franking has not been considered above and it would be as per actuals.

**** Corpus deposit of Rs. 50 payable and Petty Expense of 50-100K for Reg/deposits has not been considered above

***** Next base price would be Rs.9999 for 2 BHK & Duplex and 10555 for 3 BHK..