

INDICATIVE LAUNCH PRICE SHEET

4BHK + DEN ROOM - LUXURY PREMIUM VILLAS

UNIT TYPE	4BHK WEST	4BHK WEST WITH BACKYARD	4BHK EAST	4BHK EAST WITH BACKYARD	4BHK NORTH WITH BACKYARD
SALEABLE AREA (Sq.ft)	3701	3471	3701	3855	3857
CARPET AREA (Sq.ft)	2334	2237	2342	2467	2458
UDS (Sq.ft)	2300	2144	2286	2381	2382
BACKYARD (Sq.ft)	N/A	451	N/A	430	436
TOTAL VALUE	4,24,49,689	4,11,67,049	4,32,29,570	4,64,64,614	4,65,10,131

TERMS AND CONDITIONS

1. Pricelist w.e.f. Sept, 2025. Management reserves the right to change prices.
2. Stamp Duty Charges @ 7.65% (Approximate of Rs. _____/-) of Total Value excluding Registration & Stamp Duty shall be paid by the Client as per the present government norms. Charges are as per prevailing rates and subject to change.
3. Goods and Services Tax (GST), Development and Infrastructure Works are as per the prevailing rates and subject to change.
4. Delayed payment interest charged would attract additional applicable GST.
5. 1% TDS under Section 194 IA of the Income Tax Act is to be deducted by the clients and paid to the Income Tax Department by giving due Credit to _____.
6. Registration and Stamp duty charges to be paid by Customer at the time of execution of sale deed as per prevailing rates.
7. Demand note for payment will be on the basis of completion of the milestone attributed to the particular Unit. Check the Construction status for payment dues.
8. Any other statutory charges which may be imposed by the authorities in future from time to time will also be payable by the customers.
9. Corpus amount of Rs. 100 will be collected on saleable area at the time of handover.
10. PDCs towards maintenance for 12 months will be collected at the time of handover.
11. Cheque to be issued in the favor of "SBD MASTER COLL A/C BETWEEN THE GREENS"

Project Details

Location - Varthur, Whitefield

Area - 9.5 Acres

Total No of Villas - 137

Villa Sizes - 3471 sq.ft to 5458 sq.ft