

| Configuration                                          | 3 bed (G+1)       | 4 bed (G+2)       | 4 bed twin (G+2)  |
|--------------------------------------------------------|-------------------|-------------------|-------------------|
| Saleable Area In Sqft                                  | 2410              | 3676              | 3850              |
| Base Price Per Sqft                                    | 9,999             | 9,849             | 9,849             |
| <b>Basic Price: (INR)</b>                              | <b>24,097,590</b> | <b>36,204,924</b> | <b>37,918,650</b> |
| <b>Premiums:</b>                                       |                   |                   |                   |
| North / East facing premium at Rs 300 per Sqft         | 723,000           | 1,102,800         | 1,155,000         |
| <b>Basic + PLC (A)</b>                                 | <b>24,820,590</b> | <b>37,307,724</b> | <b>39,073,650</b> |
| <b>GST on Basic+PLC @ 5% (B)</b>                       | <b>1,241,030</b>  | <b>1,865,386</b>  | <b>1,953,683</b>  |
| <b>Other charges 1:</b>                                |                   |                   |                   |
| Development & infrastructure charges @ Rs 150 per sqft | 361,500           | 551,400           | 577,500           |
| Amenities & Facilities charges (club house)            | 500,000           | 500,000           | 500,000           |
| Power backup charges                                   | 100,000           | 100,000           | 100,000           |
| <b>Other charges 1 (C)</b>                             | <b>961,500</b>    | <b>1,151,400</b>  | <b>1,177,500</b>  |
| <b>GST on other charges 1 @ 5% (D)</b>                 | <b>48,075</b>     | <b>57,570</b>     | <b>58,875</b>     |
| <b>Other Charges 2:</b>                                |                   |                   |                   |
| Legal Charges                                          | 100,000           | 100,000           | 100,000           |
| <b>Total other charges 2 (E)</b>                       | <b>100,000</b>    | <b>100,000</b>    | <b>100,000</b>    |
| <b>GST on Other Charges 2 @ 18% (F)</b>                | <b>18,000</b>     | <b>18,000</b>     | <b>18,000</b>     |
| <b>Total Cost with GST: (INR) - (A+B+C+D+E+F)</b>      | <b>27,189,195</b> | <b>40,500,080</b> | <b>42,381,708</b> |

#### TERMS & CONDITIONS

|    |                                                                                                                                                                                                                                                                                          |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Cheque to be issued in favour of "Merusri Sunscape LLP MS 100% FW COLL AC" with A/C 57500001725761 & IFSC-HDFC0000367                                                                                                                                                                    |
| 2  | Payments must be made against each milestone achieved, within 15 days from the date of demand note raised. Late payments will attract interest at a rate of SBI Prime Lending Rate + 2%.                                                                                                 |
| 3  | Stamp duty and registration charges are additional and must be borne by the purchaser as per actuals. Stamp duty, registration charges, and incidental expenses are to be paid at the time of registration.                                                                              |
| 4  | E-Stamp Duty payable @ 0.5% of the total consideration value at the time of agreement execution.                                                                                                                                                                                         |
| 5  | All applicable taxes, including GST and other statutory charges, will be borne by the purchaser as per the prevailing rates. GST mentioned above can change as per government policies from time to time.                                                                                |
| 6  | As per Sec 194-1A of the Income Tax Act, with effect from 1st Sept 2019, 1% TDS is to be deducted from every instalment paid towards the purchase of immovable property valued above ₹50 lakhs. The TDS is to be paid online and a receipt (challan) must be submitted to the developer. |
| 7  | If a customer does not execute the Agreement for Sale within 21 days from the date of booking, the company reserves the right to cancel the booking and refund the booking amount after deducting the applicable cancellation charges.                                                   |
| 8  | Any increase or decrease in the actual carpet area would have an impact on the final cost and the same would need to be paid or adjusted before possession.                                                                                                                              |
| 9  | All disputes and settlements shall be subject to Bangalore Jurisdiction only.                                                                                                                                                                                                            |
| 10 | Errors and omissions excepted (E & OE).                                                                                                                                                                                                                                                  |

#### Additional charges

|    |                                                                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | BESCOM & BWSSB charges @ Rs150/sqft will be levied at the time of possession.                                                                                               |
| 12 | One-year maintenance at the rate of Rs4/sqft/month plus GST and a Maintenance Corpus of Rs2,00,000 must be paid separately at the time of registration/possession/fit-outs. |
| 13 | Units with provision for a lift offer the customer the option to install a lift at an additional cost of Rs 12,00,000 plus applicable GST payable at the time of possession |

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**Disclaimer: The prices mentioned in this cost sheet are subject to change at the sole discretion of the developer without prior notice.**