

Urbanize Villa Bellissimo			
Detailed cost sheet of the villa - Pre launch price for limited period only			
Villa Type : RowVillas	A	B	C
Configuration	4BHK	4BHK	4BHK
SBUA In sft (Incl 33% backyard garden & 50% Carparking place)	3226	3227	4430
Villa facing	East	West	North
Garden Area in sft	514	514	738
Rate per sft	₹ 11,000	₹ 11,000	₹ 11,000
Preferential Location Charges (PLC)	₹ 825	₹ -	₹ 550
Basic Cost	₹ 3,81,47,450	₹ 3,54,97,000	₹ 5,11,66,500
Additional Charges	₹ 13,11,500	₹ 13,11,750	₹ 16,12,500
(A) Agreement value amount (Incl Additional charges - Infrastructure and others)	₹ 3,94,58,950	₹ 3,68,08,750	₹ 5,27,79,000
GST on Agreement value amount at 5%	₹ 19,72,948	₹ 18,40,438	₹ 26,38,950
Total cost including GST	₹ 4,14,31,898	₹ 3,86,49,188	₹ 5,54,17,950
Details of Additional Charges			
Bescom/BWSSB Charges, Generators @ Rs. 250/- * per sft.	₹ 8,06,500	₹ 8,06,750	₹ 11,07,500
Legal Fee	₹ 40,000	₹ 40,000	₹ 40,000
Khatha & Assessment Liaison Charges- Excluding fee payment to	₹ 40,000	₹ 40,000	₹ 40,000
Water Meter Charges*	₹ 25,000	₹ 25,000	₹ 25,000
Club House Membership/ infra charges	₹ 4,00,000	₹ 4,00,000	₹ 4,00,000
Total additional charges	₹ 13,11,500	₹ 13,11,750	₹ 16,12,500
Maintenance & Sinking fund to be paid during the time of possession along with GST			
(B) During at possession Adv. Maintenance Charges for 1st year (Incl GST)	₹ 2,28,401	₹ 2,28,472	₹ 3,13,644
(C) Sinking Fund (Incl GST)	₹ 1,29,040	₹ 1,29,080	₹ 1,77,200
Total cost of the villa (A+B+C) excluding Registration	₹ 3,57,441	₹ 3,57,552	₹ 4,90,844
Note other terms & conditions:			
1. All Payments Cheques/Electronic transfers should be in favour of "M/s. URBANIZE LAND HOLDINGS PRIVATE LIMITED".			
2. The above grand total excludes registration, stamp duty charges and other charges.			
3. The customer/s shall issue present dated cheques for 10% of villa cost at the time of allotment.			
4. If customer is opting for a bank loan, all the required documents shall be given before entering into AOS(agreement of sale) / Tripartite Agreement.			
5. TDS @ 1% must be paid by customer to the government on each and every instalment.			
6. E-Stamp charges @ 0.5% of Agreement of Sale shall be paid by the Customer as per the present government norms.			
7. Registration shall commence on payment of 100% of the Cost of the villa. Registration charges and stamp duty are subject to change as per the provisions of registrations act prevailing at the time of registration.			
8. Bank Charges for realization of out station cheques & Cheque return charges will be recovered from the customer's account.			
9. Any other statutory levies are charged at actuals on demand as applicable from time to time.			
10. Applicable GST @prevailing rates, will be collected with every instalment.			
11. Preferential Location Charges will be levied for Park facing , east facing , northe facing and corner units as per company's			
12. Prices are subject to change without intimation at management discretion.			
13. For online transfer/RTGS/NEFT - Karur Vysya Bank Ltd, A/C No - 1332135000003872, IFSC Code - KVBL0001332			
14. "Errors and Omissions Excepted" (E&OE)			