



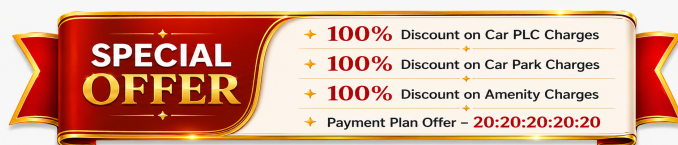
GARDENIA

RESIDENCES

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Configuration	2 BHK +2T + Balcony	2 BHK +2T + Balcony	3 BHK + 3T + Balcony	3 BHK + 3T + Balcony
SBU (minimum sizes for reference)	1,250	1,350	1,850	2,100
Base rate/Sqft	8,999	8,999	8,999	8,999
Basic Price	1,12,48,750	1,21,48,650	1,66,48,150	1,88,97,900
PLC @ Rs300 (for North /East facing units)	3,75,000	4,05,000	5,55,000	6,30,000
GST on Basic + PLC@ 5%	5,81,188	6,27,683	8,60,158	9,76,395
Basic+PLC including GST (A)	1,22,04,938	1,31,81,333	1,80,63,308	2,05,04,295
Infrastructure for covered car park	5,00,000	5,00,000	5,00,000	5,00,000
Infra for recreation & amenities	3,00,000	3,00,000	3,00,000	3,00,000
Partial power backup charges	1,00,000	1,00,000	1,00,000	1,00,000
Electricity & water infrastructure at Rs 150 per Sqft	1,87,500	2,02,500	2,77,500	3,15,000
GST on other charges 1 @ 5%	54,375	55,125	58,875	60,750
Other Charges 1 including GST (B)	11,41,875	11,57,625	12,36,375	12,75,750
Advance maintenance@Rs 4 for 1 year	60,000	64,800	88,800	1,00,800
Corpus funds	1,00,000	1,00,000	1,00,000	1,00,000
Legal charges	50,000	50,000	50,000	50,000
GST on other charges 2 @ 18%	37,800	38,664	42,984	45,144
Other Charges 2 including GST (C)	2,47,800	2,53,464	2,81,784	2,95,944
Total Cost (Including Other Charges 1 & 2 including GST) - (A+B+C)	1,35,94,613	1,45,92,422	1,95,81,467	2,20,75,989
SAVE FLAT	≈ 11.75 Lakhs	≈ 12 Lakhs	13.5 Lakhs	14 Lakhs



S no	PAYMENT SCHEDULE (20 : 20 : 20 : 20)	Contribution %
1	Payable on booking/token	3 Lakhs
2	Balance withing 15 days from the date of booking (Less booking token)	9.90%
3	On execution of sale agreement (within 30 days from booking date)	10.00%
4	Within 3 months from booking date	20.00%
5	Within 9 months from booking date or 6th slab (Whichever is later)	20.00%
6	Within 15 months from booking date or Top slab (Whichever is later)	20.00%
7	Within 24 months from booking date or Fitouts (Whichever is later)	15.00%
8	On applying for OC	5.00%

TERMS & CONDITIONS

1	Cheque - "Parth constructions pvt ltd Parth Gardenia RERA Collection Account" with A/C 015106800000010. (Dhanlaxmi Bank IFSC: DLX80000172)
2	Stamp duty and registration charges are additional and must be borne by the purchaser as per actuals. E-Stamp Duty payable @ 0.5% of the total consi value at the time of agreement execution.
3	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
4	All applicable taxes, including GST and other statutory charges, will be borne by the purchaser as per the prevailing rates.
5	As per Sec 194-1A of the income tax department, with effect from 1st Sept 2019, 1% TDS is to be deducted from every instalment paid towards the purch immovable property that is above 50 lakhs. The TDS is to be paid online and a receipt (challan) is to be submitted to the developer.
6	Any increase/decrease in the actual carpet area would have an impact on final cost and the same would need to be paid/adjusted before
7	One car parking would be allotted as per the date of booking and no specific preferences on location would be entertained.
8	All disputes and settlements shall be subject to Bangalore Jurisdiction only.
9	Payments to be made against each milestone achieved, within 15 days from the date of demand note raised.
10	Late payments will attract interest at a rate of the SBI Prime Lending Rate + 2%.
11	One year maintenance at the rate of Rs. 4/ sqft per month plus GST for one year and Maintainence Corpus of Rs 1,00,000 must be paid.
12	Stamp duty, registration charges and incidental expenses to be borne by the customer and to be paid at the time of registration.
13	Errors and omissions are excepted (E & OE).

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

