



Lake Estates Price Breakup

Customer Name	Mr.	
Villa Type	4 BHK	
Plot Size	In Sqft	1500
BUA	In Sqft	2650
Additional Land	In Sqft	
	Rate/sft	Quote
Basic Rate	₹ 9,525.00	
Basic Cost		₹ 2,52,41,250
Additional land area price		
Additional land Cost		₹ 0
Total Unit Cost		₹ 2,52,41,250
Unit Dimension		30*50 EAST FACING
Other Charges		
Water, Sewage & Electricity	₹ 144	₹ 3,81,600
Infrastructure Development Charges	₹ 200	₹ 5,30,000
Legal Fee (Approvals/APF/Liaisoning)	Lumpsum	₹ 50,000
Club Membership & Amenities		₹ 4,00,000
Total Other Charges (B)		₹ 13,61,600
Total Property Value (A+B)		₹ 2,66,02,850
Premium Location Charges	5%	₹ 12,62,063
GST (C)	5%	₹ 13,30,143
Total Property Value (A+B+C)		₹ 2,91,95,055

Maintenance charges to be paid at the time of Handover		
Advance Maintenance For 1 Years	₹ 2	₹ 63,600
Gst 18%		₹ 11,448
Payment Schedule For Released Villas As Per Bank		
Blocking Amount		₹ 5,00,000
Agreement to Sell (14 days from date of Booking)	16%	₹ 41,71,208.80
Agreement to Build (14 days from date of Booking)	3%	₹ 8,75,851.65
On Registration of plot	49%	₹ 1,43,05,576.95
On Completion of Ground Floor Slab	5%	₹ 14,59,752.75
On Completion of First Floor Slab	5%	₹ 14,59,752.75
On Completion of Second Floor Slab	5%	₹ 14,59,752.75
On completion of block work & Plastering	5%	₹ 14,59,752.75
On Completion of Flooring & Painting	5%	₹ 14,59,752.75
On completion of internal fittings	4%	₹ 11,67,802.20
On Handover	3%	₹ 8,75,851.65
Total	100%	₹ 2,91,95,055

Terms and Conditions:	
1. This Price Sheet is valid till May 2026	
2. Price is subject to change without notice Before Booking Amount Paid	
3. Agreements of sale is to be executed within 14 days from the date of booking	
4. Registration is to be completed within 30 days from the date of Agreement.	
5. Stamp duty, registration charges and incidental expenses(upto 40000/-) to be borne by the customer and to be paid at the time of registration	
6. Maintenance charges applicable from the date of intimation of maintenance calendar.	
7. Any change in the actual SBA will have an impact on the cost and the same is to be borne by the customer or a vice versa	
8. Any introduction of new taxes, levies, Cess and increase or decrease in the taxes would be to the customer's account.	
9. If a customer does not execute the Agreement for Sale within 14 days from the date of booking, Company reserves the right to cancel the booking and refund the booking amount to the customer after deducting the applicable cancellation charges.	
10. Cancellation charges of Rs.50000/- (Rupees Fifty thousand Only) is applicable up to 14 days from the date of booking. Post 14 days the booking amount will be forfeited.	
11. All refunds will be processed within 90 working days from the date of cancellation without any interest	
12. Cheque should be drawn in favour of " Vishwa Projects" towards Plot and "Eco Crafts Projects Private Limited " towards Construction	
13. All disputes and settlements shall be subject to Bangalore Jurisdiction only.	
14. Land Area is Subject To Change Final Area Shall Be Confirmed Against Release Order	
Customer Signature	Management Signature