

SOBHA
OAKSHIRE

Pricing & Payment Schedule

Unit Particulars

Unit Number B1 - 116

Wing 6

Classification SELECT

Carpet Area in sft (C) 2,667.00

SBA in sft (S) 3,421.27

Basic Value

Basic Value in ` (BV) 48,633,353

Additional Cost (AC)

Development and Infrastructure Works in ` 1,197,445

Total Value excluding GST (V = BV + AC) 49,830,798

Goods and Services Tax @ 5% on V in ` (GST) 2,491,540

Basic Value with GST in ` (A = V + GST) 52,322,337

Deposits

Maintenance Deposit in ` 1,026,381

Total Deposits in ` (B) 1,026,381

Total Value excluding Registration & Stamp Duty in ` (D = A+B) 53,348,718

Payment Schedule

Booking Amount in ` 5,232,234

Payable within 30 days from Booking Date (Less Booking Amount) in ` 5,232,234

On Completion of Foundation Works in ` 6,801,904

On Completion of Ground Floor Roof Slab in ` 6,801,904

**SOBHA
OAKSHIRE**

Pricing & Payment Schedule

Unit Particulars

Unit Number	B1 - 116
On Completion of First Floor Roof Slab in `	6,801,904
On Completion of Headroom Sloped Roof Slab in `	6,801,904
On Completion of Internal Skimcoat excl Balconies, Utilities, Common Area, Shafts, Ducts etc., in `	6,801,904
On Completion of Internal Flooring excl Balconies, Utilities, Common Area, Shafts, Ducts etc., in `	5,232,234
On Final Payment Request Letter in `	3,642,498
Total Value excluding Registration & Stamp Duty in `	53,348,718

1. Pricelist R6 w.e.f Apr 1, 2024.

2. Stamp Duty Charges @ 0.5% (Approximate of Rs.266,744/-) of Total Sale Value 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 SOBHA Limited.

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. Basic Value is inclusive of Two Car Parking Space for all the units.

10. Electricity consumption Deposit as mentioned in the agreement will be collected along with Final Payment Request.

11. This Pricelist supersede all previous Pricelists.

SOBHA OAKSHIRE

Pricing

Sl. No	Unit Number	Type of Unit	Wing	Classification	Carpet Area (sft) (C)	SBA (sft) (S)	Basic Value in ` (BV)	Additional Cost	Total Value in ` (V = BV + AC)	Goods and Services Tax @ 5% on Total Value in ` (GST)	Total Value with GST in ` (A = V + GST)	Maintenance Deposit in ` (B)	Total Value excluding Regn & Stamp Duty in ` (D = A + B)
								Development and Infrastructure Works in ` (AC)					
1	B1 - 103	B1	12	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
2	B5 - 104	B5	12	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262
3	A5 - 105	A5	11	PRIME	2,630.29	3,467.69	50,160,136	1,213,692	51,373,827	2,568,691	53,942,519	1,040,307	54,982,826
4	A1 - 106	A1	11	PRIME	2,630.29	3,441.37	49,779,417	1,204,480	50,983,897	2,549,195	53,533,091	1,032,411	54,565,502
5	A1 - 107	A1	11	PRIME	2,630.29	3,441.37	49,779,417	1,204,480	50,983,897	2,549,195	53,533,091	1,032,411	54,565,502
6	A4 - 108	A4	11	ELITE	2,630.29	3,459.74	50,910,074	1,210,909	52,120,983	2,606,049	54,727,032	1,037,922	55,764,954
7	A5 - 109	A5	5	ELITE	2,630.29	3,467.69	51,027,058	1,213,692	52,240,750	2,612,037	54,852,787	1,040,307	55,893,094
8	A1 - 110	A1	5	PRIME	2,630.29	3,441.37	49,779,417	1,204,480	50,983,897	2,549,195	53,533,091	1,032,411	54,565,502
9	A3 - 111	A3	5	PRIME	2,630.29	3,459.74	50,045,139	1,210,909	51,256,048	2,562,802	53,818,851	1,037,922	54,856,773

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								Development and Infrastructure Works in ` (AC)					
10	A2 - 112	A2	5	PRIME	2,630.29	3,467.69	50,160,136	1,213,692	51,373,827	2,568,691	53,942,519	1,040,307	54,982,826
11	A1 - 113	A1	5	PRIME	2,630.29	3,441.37	49,779,417	1,204,480	50,983,897	2,549,195	53,533,091	1,032,411	54,565,502
12	A4 - 114	A4	5	PRIME	2,630.29	3,459.74	50,045,139	1,210,909	51,256,048	2,562,802	53,818,851	1,037,922	54,856,773
13	B4 - 115	B4	6	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295
14	B1 - 116	B1	6	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
15	B2 - 117	B2	6	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262
16	B3 - 118	B3	6	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295
17	B1 - 119	B1	6	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
18	B5 - 120	B5	6	PRIME	2,667.00	3,447.47	49,867,654	1,206,615	51,074,268	2,553,713	53,627,981	1,034,241	54,662,222

SOBHA OAKSHIRE

Pricing

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								Development and Infrastructure Works in ` (AC)					
19	B4 - 201	B4	10	PRIME	2,667.00	3,439.52	49,752,657	1,203,832	50,956,489	2,547,824	53,504,313	1,031,856	54,536,169
20	B1 - 202	B1	10	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
21	B1 - 203	B1	10	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
22	B1 - 204	B1	10	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
23	B2 - 205	B2	10	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262
24	B3 - 206	B3	10	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295
25	B1 - 207	B1	10	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
26	B1 - 208	B1	10	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
27	B5 - 209	B5	10	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262

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								Development and Infrastructure Works in ` (AC)					
28	A5 - 210	A5	9	SELECT	2,630.29	3,467.69	49,293,213	1,213,692	50,506,905	2,525,345	53,032,250	1,040,307	54,072,557
29	A1 - 211	A1	9	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
30	A1 - 212	A1	9	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
31	A3 - 213	A3	9	SELECT	2,630.29	3,459.74	49,180,204	1,210,909	50,391,113	2,519,556	52,910,669	1,037,922	53,948,591
32	A2 - 214	A2	9	SELECT	2,630.29	3,467.69	49,293,213	1,213,692	50,506,905	2,525,345	53,032,250	1,040,307	54,072,557
33	A1 - 215	A1	9	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
34	A1 - 216	A1	9	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
35	A1 - 217	A1	9	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
36	A4 - 218	A4	9	ELITE	2,630.29	3,459.74	50,910,074	1,210,909	52,120,983	2,606,049	54,727,032	1,037,922	55,764,954

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								Development and Infrastructure Works in ` (AC)					
37	A5 - 219	A5	3	ELITE	2,630.29	3,467.69	51,027,058	1,213,692	52,240,750	2,612,037	54,852,787	1,040,307	55,893,094
38	A1 - 220	A1	3	PRIME	2,630.29	3,441.37	49,779,417	1,204,480	50,983,897	2,549,195	53,533,091	1,032,411	54,565,502
39	A3 - 221	A3	3	PRIME	2,630.29	3,459.74	50,045,139	1,210,909	51,256,048	2,562,802	53,818,851	1,037,922	54,856,773
40	A2 - 222	A2	3	PRIME	2,630.29	3,467.69	50,160,136	1,213,692	51,373,827	2,568,691	53,942,519	1,040,307	54,982,826
41	A1 - 223	A1	3	PRIME	2,630.29	3,441.37	49,779,417	1,204,480	50,983,897	2,549,195	53,533,091	1,032,411	54,565,502
42	A4 - 224	A4	3	PRIME	2,630.29	3,459.74	50,045,139	1,210,909	51,256,048	2,562,802	53,818,851	1,037,922	54,856,773
43	B4 - 225	B4	4	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295
44	B1 - 226	B1	4	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
45	B2 - 227	B2	4	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262

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Sl. No	Unit Number	Type of Unit	Wing	Classification	Carpet Area (sft) (C)	SBA (sft) (S)	Basic Value in ` (BV)	Additional Cost	Total Value in ` (V = BV + AC)	Goods and Services Tax @ 5% on Total Value in ` (GST)	Total Value with GST in ` (A = V + GST)	Maintenance Deposit in ` (B)	Total Value excluding Regn & Stamp Duty in ` (D = A + B)
								Development and Infrastructure Works in ` (AC)					
46	B3 - 228	B3	4	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295
47	B1 - 229	B1	4	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
48	B5 - 230	B5	4	PRIME	2,667.00	3,447.47	49,867,654	1,206,615	51,074,268	2,553,713	53,627,981	1,034,241	54,662,222
49	B4 - 301	B4	8	PRIME	2,667.00	3,439.52	49,752,657	1,203,832	50,956,489	2,547,824	53,504,313	1,031,856	54,536,169
50	B1 - 302	B1	8	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
51	B1 - 303	B1	8	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
52	B1 - 304	B1	8	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
53	B2 - 305	B2	8	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262
54	B3 - 306	B3	8	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295

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								Development and Infrastructure Works in ` (AC)					
55	B1 - 307	B1	8	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
56	B1 - 308	B1	8	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
57	B5 - 309	B5	8	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262
58	A5 - 310	A5	7	SELECT	2,630.29	3,467.69	49,293,213	1,213,692	50,506,905	2,525,345	53,032,250	1,040,307	54,072,557
59	A1 - 311	A1	7	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
60	A1 - 312	A1	7	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
61	A3 - 313	A3	7	SELECT	2,630.29	3,459.74	49,180,204	1,210,909	50,391,113	2,519,556	52,910,669	1,037,922	53,948,591
62	A2 - 314	A2	7	SELECT	2,630.29	3,467.69	49,293,213	1,213,692	50,506,905	2,525,345	53,032,250	1,040,307	54,072,557
63	A1 - 315	A1	7	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143

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								Development and Infrastructure Works in ` (AC)					
64	A1 - 316	A1	7	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
65	A1 - 317	A1	7	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
66	A4 - 318	A4	7	ELITE	2,630.29	3,459.74	50,910,074	1,210,909	52,120,983	2,606,049	54,727,032	1,037,922	55,764,954
67	A5 - 319	A5	1	ELITE	2,630.29	3,467.69	51,027,058	1,213,692	52,240,750	2,612,037	54,852,787	1,040,307	55,893,094
68	A1 - 320	A1	1	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
69	A3 - 321	A3	1	SELECT	2,630.29	3,459.74	49,180,204	1,210,909	50,391,113	2,519,556	52,910,669	1,037,922	53,948,591
70	A2 - 322	A2	1	SELECT	2,630.29	3,467.69	49,293,213	1,213,692	50,506,905	2,525,345	53,032,250	1,040,307	54,072,557
71	A1 - 323	A1	1	SELECT	2,630.29	3,441.37	48,919,075	1,204,480	50,123,554	2,506,178	52,629,732	1,032,411	53,662,143
72	A4 - 324	A4	1	ELITE	2,630.29	3,459.74	50,910,074	1,210,909	52,120,983	2,606,049	54,727,032	1,037,922	55,764,954

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73	B4 - 325	B4	2	PRIME	2,667.00	3,439.52	49,752,657	1,203,832	50,956,489	2,547,824	53,504,313	1,031,856	54,536,169
74	B1 - 326	B1	2	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
75	B2 - 327	B2	2	SELECT	2,667.00	3,447.47	49,005,786	1,206,615	50,212,401	2,510,620	52,723,021	1,034,241	53,757,262
76	B3 - 328	B3	2	SELECT	2,667.00	3,439.52	48,892,777	1,203,832	50,096,609	2,504,830	52,601,439	1,031,856	53,633,295
77	B1 - 329	B1	2	SELECT	2,667.00	3,421.27	48,633,353	1,197,445	49,830,798	2,491,540	52,322,337	1,026,381	53,348,718
78	B5 - 330	B5	2	PRIME	2,667.00	3,447.47	49,867,654	1,206,615	51,074,268	2,553,713	53,627,981	1,034,241	54,662,222

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Payment Schedule

Payment Schedule	
Booking Amount in `	10%
Payable within 30 days from Booking Date in `	20% (Less Booking Amount)
On Completion of Foundation Works in `	13%
On Completion of Ground Floor Roof Slab in `	13%
On Completion of First Floor Roof Slab in `	13%
On Completion of Headroom Sloped Roof Slab in `	13%
On Completion of Internal Skimcoat excl Balconies, Utilities, Common Area, Shafts, Ducts etc., in `	13%
On Completion of Internal Flooring excl Balconies, Utilities, Common Area, Shafts, Ducts etc., in `	10%
On Final Payment Request Letter in `	5%
Maintenance Deposit Payable on Final Payment Request Letter in `	

- Pricelist R6 w.e.f Apr 1, 2024.
- Stamp Duty Charges @ 0.5% of Total Sale Value shall be paid by the Client as per the present government norms. Charges are as per prevailing rates and subject to change.
- Goods and Services Tax (GST), Development and Infrastructure Works are as per the prevailing rates and subject to change.
- Delayed payment interest charged would attract additional applicable GST.
- 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 SOBHA Limited.
- Registration and Stamp duty charges to be paid by Customer at the time of execution of sale deed as per prevailing rates.
- 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.
- Any other statutory charges which may be imposed by the authorities in future from time to time will also be payable by the customers.
- Basic Value is inclusive of Two Car Parking Space for all the units.
- Electricity consumption Deposit as mentioned in the agreement will be collected along with Final Payment Request.
- This Pricelist supersede all previous Pricelists.