

VARNAM PHASE I - APARTMENT COST SHEET							
Customer Name:							
Date	19-Jun-26						
APARTMENT DETAILS		PRICING DETAILS					
Tower No.	T22	APARTMENT VALUE		Amount in INR			
Floor No.	3	Sale Consideration / Agreement Value (A) (incl. disc if any)		1,71,51,937			
Unit No.	03	Total GST (B) @ 5%		8,57,597			
Flat No.	T22 303	Stamp Duty (C)		AS APPLICABLE			
Type	3B+2T	Registration Charges (D)		AS APPLICABLE			
Car Park Details		Total Value (Excluding Stamp Duty & Registration)		1,80,09,534			
No. of Car Parks	Type	Other Charges - as Given Below		4,13,858			
1	Covered			-			
		Sale Consideration (Incl. GST; Excluding Stamp Duty & Registration Charges)		1,84,23,392			
Area Details							
	RERA CARPET AREA	RERA Balcony + RERA Utility Area	Total Useable Area				
SQ. MTRS	92.18	17.18	109.36				
SQ. FT	992	185	1177.00				
OTHER CHARGES - ON OFFER OF POSSESSION - ON DEMAND							
Particulars		Amount in INR		GST @ 18%			
Interest Free Advance CAM for 18 months @7.5 per sft		2,24,111		40,340			
Interest Free Security Deposit for 12 months @7.5 per sft		1,49,407		-			
Total Other Charges		3,73,518		40,340			
Payment Schedule							
S.No.	Billing Schedule	% (A)	Installment Amount (B)	GST (C)	Total (D)	TDS to be paid directly to Govt. by the Purchaser (1% of A) (E)	Total Amount Payable (F)
1	Token / Application Money	3,00,000.00	3,00,000		3,00,000		3,00,000
2	Within 30 days of booking (10% - 3 Lakhs)	10.0%	14,15,194	85,760	15,00,954	17,152	14,83,802
3	Within 60 days of booking	10.0%	17,15,194	85,760	18,00,954	17,152	17,83,802
4	Within 425 days of booking	30.0%	51,45,581	2,57,279	54,02,860	51,456	53,51,404
5	Within 790 days of booking	30.0%	51,45,581	2,57,279	54,02,860	51,456	53,51,404
6	Within 1155 days of booking	15.0%	25,72,791	1,28,640	27,01,431	25,728	26,75,703
7	On Offer of Possession - On Demand	5.0%	8,57,597	42,880	9,00,477	8,576	8,91,901
8	OTHER CHARGES - ON OFFER OF POSSESSION - ON DEMAND		3,73,518	40,340	4,13,858	3,735	4,10,123
Total		100.0%	1,75,25,456	8,97,938	1,84,23,394	1,75,255	1,82,48,139

Terms and Conditions:

- 1) RERA Registration No. PRM/KA/RERA/1250/303/PR/311225/008367 dated 31/12/2025.
- 2) All statutory taxes including GST, levies, charges, cess, deposits (if applicable) etc. as applicable on the Unit/Apartment shall be extra and payable along with each payment and as and when demanded by the Promoter.
- 3) Interest would be charged on delayed payment including any statutory charges from the due date of each instalment as per applicable laws.
- 4) *Goods and Services Tax (GST) amount mentioned is as per the applicable rates and is subject to change as per statutory norms. GST rates and any other applicable statutory levies will be charged as per the applicable norms at the time of raising the payment demands. GST on Deposits and other charges if any would be on actuals.
- 5) All cheques/NEFT for flat cost to be made in the account details mentioned in Annexure B (Point 24) of the application form.
- 6) Amounts mentioned as advance CAM are provisional and based on estimates and will be charged by Promoter / Maintenance Agency / Association on actual cost incurred. Any shortfall shall be paid by the Purchaser/s. The Interest Free Security Deposit will be transferred to the association after deduction of outstanding, if any.
- 7) TDS shall be deducted by purchaser on every instalment and TDS Challan & Form 16B to be sent to developer within 3-5 working days from date of payment.
- 8) Above quotation is valid as on the date shown above.
- 9) The price is computed after considering taxes, statutory cesses, levies etc. prevalent at the time of booking of the unit. Any increase in the same or new taxes, levies, statutory cesses etc will be recovered from Applicant/s separately at the time of demand/payment.
- 10) Stamp Duty, registration charges for the Agreement for sale/ Apartment Buyer's Agreement and Sale Deed (as the case may be) shall be paid by the Purchaser as per statutory requirements.
- 11) Advocate fee for facilitating registration of sale/ Apartment Buyer's Agreement and Sale Deed (as the case may be), will be additional and at actuals payable by the Allottee(s).
- 12) Price of the Apartment may vary based on the choice of the Unit and Floor and Orientation.
- 13) Booking is subject to acceptance of terms and conditions mentioned in Application Form and Agreement for Sale.
- 14) Cancellation post allotment shall result in forfeiture of amounts as mentioned in the Application form along with all taxes paid / deducted till date
- 15) In the event the Purchaser/s approaches a Bank/ Financial Institution for availing a loan, any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest as per applicable law from the date such amounts fall due till realization of payments by the Developer.
- 16) All time linked payment shall be payable as per the aforesaid schedule without need of any demand letter and/ or reminder from the Developer.
- 17) Courts in Bengaluru Jurisdiction
- 18) System Generated cost sheet template will differ from this manual cost sheet.
- 19) E & OE