



Exclusive Pre-Launch Villa Price Sheet

Basic Villa Cost				
Plot Dimension	35X45	40X50	40X60	50X80
Plot Area	1,575	2,000	2,400	4,000
Built up Area	2,990	3,380	4,110	6,470
Price per Sqft	9,500	9,500	9,500	9,500
Base Price [A]	2,84,05,000	3,21,10,000	3,90,45,000	6,14,65,000
Additional Charges				
Infrastructure Charges @ 500 per sqft	7,87,500	10,00,000	12,00,000	20,00,000
Clubhouse Membership	5,00,000	5,00,000	5,00,000	5,00,000
Bescom Charges @ 200 per sqft	5,98,000	6,76,000	8,22,000	12,94,000
Total Additional Charges [B]	18,85,500	21,76,000	25,22,000	37,94,000
Total Villa Cost A+B:	3,02,90,500	3,42,86,000	4,15,67,000	6,52,59,000
GST @ 5%	14,20,250	16,05,500	19,52,250	30,73,250
GST @ 18% (Additional Charges)	3,39,390	3,91,680	4,53,960	6,82,920
Total Other Charges:	17,59,640	19,97,180	24,06,210	37,56,170
Payment Schedule				
Particulars	Percentage	Charge Type	Timeline	
Booking Advance	Booking Amount	Land Value	0 days	
On Registered ATS	25%	Land Value	15 Days from Booking	
On Sale Deed Registration	75%	Land Value	30 Days from ATS	
On Execution of ATB	15%	Construction Value	15 Days from Booking	
On Completion of Plinth Beam	15%	Construction Value	On Milstone completion	
On Completion of 1st Floor Slab	15%	Construction Value	On Milstone completion	
On Completion of 2nd Floor Slab	15%	Construction Value	On Milstone completion	
On Completion of Brickwork	15%	Construction Value	On Milstone completion	
On Completion of Plastering	10%	Construction Value	On Milstone completion	
On Completion of Flooring	10%	Construction Value	On Milstone completion	
At Possession	5%	Construction Value	At Possession	
At Possession	Additional Charges	Additional Charges	At Possession	
Terms & Conditions 1. GST Payment: Applicable GST shall be paid along with each installment, as per the demand schedule. 2. Maintenance Charges: Maintenance Charges at ₹4.50 per sq. ft. for 12 Months (1 Year) on the saleable area shall be payable 15 days prior to the date of Possession, along with applicable GST. 3. Corpus Fund: Corpus Charges at 75 per sq.ft. on the saleable area shall be payable 15 days prior to the date of Possession. 4. E-Stamping Charges: E-Stamping charges at 0.5% of the total sale consideration value shall be applicable and payable at the time of execution of the Agreement to Sell (ATS). Stamp Duty and Registration Charges to be paid as per actuals 6. TDS Deduction: TDS at 1% of the total villa cost shall be deducted by the purchaser and paid directly to the Government through the online process, using the builder's PAN, in accordance with applicable income tax laws. 7. Statutory Variations: GST, Stamp Duty, registration fees, and all other statutory charges are subject to revision as per Government norms from time to time, without prior notice, and shall be borne by the purchaser. 8. Preferred Location Charges shall be applicable as below: East Facing / North Facing: ₹150 per sq. ft. Park Facing: ₹150 per sq. ft. Corner Plot: ₹250 per sq. ft. 9. Legal & Documentation Charges: Legal and documentation charges of ₹59,000 shall be payable at the time of execution of the Agreement to Sell (ATS). 10. The Built-Up Area (BUA) is subject to final building plan approval & facing and may vary slightly from the area specified in the cost sheet shared at the time of booking.				
The Pricesheet is Valid only till 31-Mar-26				
Project By:				
				