

## PRIVATE PREVIEW PRICE SHEET (ETERNITY)- Advaita Aksha (Nov 2021)

Typology	3 BHK with Maid Toilet	3 BHK with Maid Toilet	3 BHK with Maid Toilet	3 BHK with Maid Toilet	4 BHK with Maid Room & Toilet	4 BHK with Maid Room & Toilet
Tower	B2 / C2	B4 / C4	B3 / C3	B1 / C1	D2	D1
Super Built Up Area [SBA] in Sq. Ft -( A )	1948	1959	1969	1999	2441	2451
Usable carpet area (incl balconies) in Sq.Ft	1502	1514	1512	1501	1907	1912
LAUNCH price Per Sq. Ft [INR] -( B )	Rs. 9,590	Rs. 9,590	Rs. 9,590	Rs. 9,590	Rs. 9,590	Rs. 9,590
Private Preview Price Per Sq. Ft [INR] -( B )	Rs. 8,990	Rs. 8,990	Rs. 8,990	Rs. 8,990	Rs. 8,990	Rs. 8,990
Floor Rise Charges (Rs. 36 psf per floor from 2nd	Rs. -	Rs. -	Rs. -	Rs. -	Rs. -	Rs. -
Premium Charges [@ 250/- Per Sq. Ft] -( D )				Rs. 250	Rs. -	Rs. 250
View premium charges on floor 7 & above [@ 250/- Per Sq. Ft] - ( E )		Rs. 250	Rs. 250		Rs. 250	
Basic Cost of the Unit [INR] - E = [A x (B + C )+ D]	Rs. 17,512,520	Rs. 18,101,160	Rs. 18,193,560	Rs. 18,470,760	Rs. 22,554,840	Rs. 22,647,240
Lifetime Two Covered Car Parking Fee - Lumpsum - [INR] - ( F )	Rs. 600,000	Rs. 600,000	Rs. 600,000	Rs. 600,000	Rs. 600,000	Rs. 600,000
Lifetime Two Covered Car Parking Fee - Private Preview - [INR] - ( F )	Rs. -	Rs. -	Rs. -	Rs. -	Rs. -	Rs. -
Total Sale Consideration of the Unit [INR]	Rs. 17,512,520	Rs. 18,101,160	Rs. 18,193,560	Rs. 18,470,760	Rs. 22,554,840	Rs. 22,647,240
GST - 12% - H = [G*12%]	Rs. 2,101,502	Rs. 2,172,139	Rs. 2,183,227	Rs. 2,216,491	Rs. 2,706,581	Rs. 2,717,669
GST @ 12% Private Preview = [G*12%]						
Total Sale Consideration of the Unit [INR]	Rs. 17,512,520	Rs. 18,101,160	Rs. 18,193,560	Rs. 18,470,760	Rs. 22,554,840	Rs. 22,647,240
Total Savings for a 1st floor unit	Rs. 3,870,302	Rs. 3,947,539	Rs. 3,964,627	Rs. 4,015,891	Rs. 4,771,181	Rs. 4,788,269
Total Savings for a Top floor unit	Rs. 4,641,710	Rs. 4,723,303	Rs. 4,744,351	Rs. 4,807,495	Rs. 5,737,817	Rs. 5,758,865

## PAYMENT SCHEDULE

Initial Booking Amount	Rs. 1,733,739	Rs. 1,792,015	Rs. 1,801,162	Rs. 1,828,605	Rs. 2,232,929	Rs. 2,242,077
On Agreement Registration / Execution & within 21 days from the date of booking	Rs. 3,520,017	Rs. 3,638,333	Rs. 3,656,906	Rs. 3,712,623	Rs. 4,533,523	Rs. 4,552,095

Within 60 days of booking	Rs. 3,502,504	Rs. 3,620,232	Rs. 3,638,712	Rs. 3,694,152	Rs. 4,510,968	Rs. 4,529,448
On intimation of Possession	Rs. 7,880,634	Rs. 8,145,522	Rs. 8,187,102	Rs. 8,311,842	Rs. 10,149,678	Rs. 10,191,258
At the time of apartment registration	Rs. 875,626	Rs. 905,058	Rs. 909,678	Rs. 923,538	Rs. 1,127,742	Rs. 1,132,362
<b>Total Sale Consideration of the Unit Including GST ( J )</b>	<b>Rs. 17,512,520</b>	<b>Rs. 18,101,160</b>	<b>Rs. 18,193,560</b>	<b>Rs. 18,470,760</b>	<b>Rs. 22,554,840</b>	<b>Rs. 22,647,240</b>

## OTHER CHARGES (To be paid on intimation of possession)

Club House Membership Charges [INR] ( K )	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000	Rs. 250,000
Gas Bunk & 100% Power Back -Charges @ Rs. 125/- per Sq.ft - [INR] ( L )	Rs. 243,500	Rs. 244,875	Rs. 246,125	Rs. 249,875	Rs. 305,125	Rs. 306,375
BESCOM & BWSSB Charges @ Rs.250/- per Sq.ft [INR] ( M )	Rs. 487,000	Rs. 489,750	Rs. 492,250	Rs. 499,750	Rs. 610,250	Rs. 612,750
Corpus Fund Charges @ Rs.6/- per Sq. Ft per month for 12 Months [INR] ( N )	Rs. 140,256	Rs. 141,048	Rs. 141,768	Rs. 143,928	Rs. 175,752	Rs. 176,472
Maintenance Charges in Advance @ Rs.6/- per Sq. Ft per month for 12 Months [INR] ( O )	Rs. 140,256	Rs. 141,048	Rs. 141,768	Rs. 143,928	Rs. 175,752	Rs. 176,472
GST on other charges at 18%	As per prevailing rate at time of payment					
<b>TOTAL COST OF THE UNIT - [INR] - (P) = J + K + L + M + N + O</b>	<b>Rs. 18,773,532</b>	<b>Rs. 19,367,881</b>	<b>Rs. 19,465,471</b>	<b>Rs. 19,758,241</b>	<b>Rs. 24,071,719</b>	<b>Rs. 24,169,309</b>

## TERMS AND CONDITIONS

1. Floor Rise of INR 36/sft (from 2nd Floor onwards), car parking charges and GST are waived off for the Private Preview. PLC of INR 250/sft of series is additional
2. Stamp Duty, Registration, Legal Charges, Property Assessment Charges, Khaata charges are Extra and on actuals at the time of Registration agreement value)
3. All Statutory Levies are subject to change and will be applicable as per prevailing rates
4. All payments to be made in favour of M/s Advaita Ventures Pvt. Ltd
5. All Statutory Charges imposed by any authorities from time to time will also be payable by the Customers
6. E-Stamping of Agreement of Sale will be payable by the Customer (0.1% on AV)
7. Prices are valid for the Private Preview till 30 Nov, 2020 or 25 bookings whichever is earlier. Prices subject to change without any prior not Management discretion

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8. The Purchaser/s shall be solely responsible to deduct taxes (TDS) at source at the rate of 1% on the total sale consideration as required under Section 1941A

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9. RERA Registration No. PRM/KA/RERA/1251/310/PR/171214/001864 available at <http://rera.karnataka.gov.in/home>, RERA Registration Date: 5th August, 2017.

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• BBMP Approval Vide No:- BBMP/ADDL.Dir/JD (S) / LP 0217/13-14 Approval Date:- 5th August 2014.

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4 BHK with Maid Room & Toilet	
A3 / D3	
2460	
1910	
Rs. 9,590	
Rs. 8,990	
Rs. -	
Rs. 250	
Rs. 22,730,400	
Rs. 600,000	
Rs. -	
Rs. 22,730,400	
Rs. 2,727,648	
Rs. 22,730,400	
Rs. 4,803,648	
Rs. 5,777,808	
Rs. 2,250,310	
Rs. 4,568,810	

Rs. 4,546,080	
Rs. 10,228,680	
Rs. 1,136,520	
<b>Rs. 22,730,400</b>	
Rs. 250,000	
Rs. 307,500	
Rs. 615,000	
Rs. 14,760	
Rs. 177,120	
<b>Rs. 24,094,780</b>	
on certain	
(approx 8% of	
ice at	

ate:- 31	