



L&T REALTY - RAINTREE BOULEVARD

LOCATION	Hebbal, Bangalore (North)			
CONNECTIVITY	25 minutes drive from the airport, next to GKVK (Agricultural University of 1200 acres greenery), Bellary Road			
PROJECT DETAILS	Mixed Use Development			
	Total Land Area: 65 Acres			
	Residential: 30 Acres			
	Commercial(Tech, SEZ & Park): 4.6 million sq. ft.			
	Phase 1: 13 Acres 17 Towers No. of Units : 1019			
	Phase2: 5 Acres 8 Towers + 1 Studio Tower No. of Units : 446 + 211 (Studios)			
Phase3: 9 Acres 10 Towers No. of Units : 566				
No. of Towers: 17 + (8+1)+10				
Tower Height/Structure: 2Basement + Ground + 14 Storeys				
Possession:				
Phase 1: Cluster 1(T-3,7,8,10,11,14,15)- December 2020 (OC Received)				
Cluster-2(T-1,2,5,6,9)- December 2020 (OC Received)				
Cluster-3(T-4)- April 2021 (OC Received)				
Cluster-4(T-12,13,16,17)- June 2022 (OC Received)				
Phase 2 - Cluster 5 (T18,19,20,21,22,23,24,25,36) - Sep 2024				
Phase 3 - Cluster 6 (T28,T29,T30,T31,T32) - Mar 2026				
PHASE 1 UNIT SIZE (in sq. ft.) & PRICING	Specification	Super Built-up Area	Carpet Area	Price in Rs. (excluding registration)
	3Bhk Elegante	1320	934	Sold Out
	3Bhk Grandeur	1645	1117	Sold Out
	3Bhk Supreme	1985	1378	Sold Out
	4Bhk Grandeur	2470	1758	Sold Out
	4Bhk Supreme	2790	1902	Sold Out
PHASE 2 UNIT SIZE (in sq. ft.) & PRICING	Specification	Super Built-up Area	Carpet Area	Price in Rs. (excluding registration)
	Studio	486	316	66 L - 70 L
	3Bhk Superia	1355	934	1.43 Cr - 1.45 Cr
	3Bhk Luxuria	1655	1134	1.71 Cr - 1.84 Cr
	3Bhk Regalia	1935	1345	Sold Out
	4Bhk Luxuria	2500	1718	2.59 Cr - 2.75 Cr
4Bhk Regalia	2765	1861	2.88 Cr - 3.01 Cr	
OLIVIA PHASE 3 UNIT SIZE (in sq. ft.) & PRICING	Specification	Super Built-up Area	Carpet Area	Price in Rs. (excluding registration)
	3Bhk Superia	1355	934	1.46 Cr - 1.54 Cr
	3Bhk Luxuria	1655	1134	1.76 Cr - 1.89 Cr
	3Bhk Regalia	1935	1345	2.03 Cr - 2.17 Cr
	4Bhk Regalia	2765	1861	2.88 Cr - 3.08 Cr

Payment Schedule	
Particulars	% Payable
Booking Advance	10%
Earnest Part 1: Less Booking Amt Rs. 5 Lacs	
Earnest Part 2	10%
Installment 1: Start Of PCC	8%
Installment 2: Completion Of Upper Basement Slab	8%
Installment 3: Completion Of 1st Floor Slab	8%
Installment 4: Completion Of 4th Floor Slab	7%
Installment 5: Completion Of 7th Floor Slab	
Base Installment	7%
Club Development Charges	
Installment 6: Completion Of 11th Floor Slab	
Base Installment	6%
Electricity & Water Infra Charges (BESCOM & BWSSB)	
Installment 7: Completion Of Terrace Slab	
Base Installment	6%
Infra Charges (DG, Gas Bank, Solid Waste Management System, FTTH)	
Installment 8: On completion of the flooring, internal walls, finishes of the said Apartment, staircases & lift wells upto the floor level of the said apartment	5%
Installment 9: On completion of the external plumbing and plaster, elevation, terraces, of the building or wing in which the said Apartment is located	5%
Installment 10: On completion of the Sanitary fittings, doors & windows of the apartment, lobbies up to the floor level of the said Apartment	5%
Installment 11: On completion of the lifts, water pumps, electrical fittings, entrance lobby/s, plinth protection, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of Sale of the building or wing in which the said Apartment is located	10%
Installment 12: On Possession	
Base Installment	5%
Maintenance Charges (for one year in advance)	
Legal Fees	
Corpus for Association	
Club House Subscription Charges	
Total	100%

Floor rise charges - ₹30/- per sq.ft. per floor starts from 3rd floor. Preferred Location Charges - ₹ 50 - ₹300/- per sq.ft.