

**IVORY @ BRIGADE ORCHARDS PHASE - I (Block G, H & J)**

Devanahalli, Bengaluru

RERA Registration Number: PRM/KA/RERA/1250/303/PR/220104/004626

**Cost Sheet for Apr'23**

Unit No G 0010 <b>2 BEDROOM + 2 TOILET</b>	Super Built-up Area		Carpet Area	
	per sq.ft.	per sq.m.	per sq.ft.	per sq.m.
Base Rate including 1 Car Park	₹ 50,14,920	₹ 5,290	₹ 56,963	₹ 7,973
Floor Rise Charges (if applicable)	₹ 0	₹ 0	₹ 0	₹ 0
Preferred Location Charges (if applicable)	₹ 1,89,600	₹ 200	₹ 2,154	₹ 301
<b>Less:</b>				
<b>Agreement Value</b>	<b>₹ 52,04,520</b>	₹ 5,490		₹ 89,027
Charges towards Sports Complex Rs.50,000 which is payable on demand.	₹ 50,000			
Infrastructure Charges, service charges towards property assessment and sub-numbering. Solar water heater charges are applicable on the top two floors only which is payable on demand.	₹ 2,52,000			
<b>Total Unit Cost</b>	<b>₹ 55,06,520</b>			

Unit No G 0010 <b>2 BEDROOM + 2 TOILET</b>	sq.ft.	sq.m.
[a] Carpet Area (1)	629.00	58.46
[b] Balcony Area	31.00	2.89
[c] Common Area and External Wall Thickness	287.00	26.69
[d] Super Built-up Area (2) =[a]+[b]+[c]	948.00	88.04

APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES (Subject to change):	
1.As per the prevailing GST rules, GST is calculated at 1% or 5% of unit cost wherever its applicable and which will be collected with every installment. GST rate is subject to change	₹ 2,75,326
2.Estimated Building Maintenance Charges for 12 months' maintenance plus GST at 18% will be collected up-front.	₹ 60,407
3.Estimated Deposit towards One-time Sinking Fund, equivalent to estimated 12 months' maintenance charges will also be collected up-front, but does not attract GST.	₹ 51,192
4.Indicative Deposit towards Campus Corpus Fund, will be collected up-front as a one-time charge and does not attract GST, payable on demand	₹ 71,100
5.Legal fees for registration of RERA agreement payable directly to advocates. Does not attract GST.	₹ 15,500
6.Legal fees for registration of sale deed payable directly to advocates. Does not attract GST.	
<b>Total Additional Expenses (Subject to change)</b>	<b>₹ 4,73,525</b>
7.Stamp duty and Registration charges towards Sale deed registration is payable as per prevailing rate.	
8.Stamp duty on Agreement to Sell (0.1% of Agreement value OR Rs.20,000/- whichever is lower).	

		Agreement Value	GST 1% or 5%	Total Value
Payment Schedule	% age	₹ 52,04,520	₹ 2,60,226	₹ 54,64,746
On Booking	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On Agreement	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On Casting of raft/footing	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On casting of Ground floor slab	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On casting of Fifth floor slab	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On casting of Tenth floor slab	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On Casting of Terrace floor slab	10%	₹ 5,20,452	₹ 26,023	₹ 5,46,475
On Commencement of Flooring	6%	₹ 3,12,271	₹ 15,614	₹ 3,27,885
On Commencement of Painting	6%	₹ 3,12,271	₹ 15,614	₹ 3,27,885
On Commencement of fixing of Doors & Windows	6%	₹ 3,12,271	₹ 15,614	₹ 3,27,885
On Installation of Lifts	6%	₹ 3,12,271	₹ 15,614	₹ 3,27,885
On intimation of possession	6%	₹ 3,12,271	₹ 15,614	₹ 3,27,885
<b>Completion date</b>	<b>Dec'25</b>	<b>₹ 52,04,520</b>	<b>₹ 2,60,226</b>	<b>₹ 54,64,746</b>

**Notes**

(1) Carpet Area as defined in RERA: the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

(2) Super Built-up Area (SBA) includes carpet area as defined in RERA, balcony area if applicable, external wall thickness, and share of common areas.

(3) Private Terrace Area is the Exclusive Open Terrace Area as defined in RERA which means the area of open terrace which is appurtenant to the net usable floor area of an apartment meant for exclusive use of the allottee.

Areas in sq.m. are rounded to 2 decimal places. Areas in sq.ft. and other numbers are rounded off.

Areas mentioned are subject to variation as permitted in Indian Standards of Weights and Measures Act, 1976. 1 sq.m. = 10.764 sq.ft.

Any additional charge(s) imposed by government/statutory authorities during the currency of contract will be payable by the Purchaser.

GST rate at 5% consists of 0.5% towards CGST and 0.5% towards SGST

GST rate at 5% consists of 2.5% towards CGST and 2.5% towards SGST

GST rate at 18% consists of 9% towards CGST and 9% towards SGST

In the above schedule, the milestones for casting of slabs are sequential, the finishing works like tiling, painting etc may not be sequential. They may be initiated in parallel before completion of last slab and to be paid as and when demanded.

I / We know and agree to remit 1% TDS under section 194-IA to the concerned authorities with each instalment including booking amount for purchase of apartment if the Purchase value (including agreement and others charges) is 50 lakhs and above\* and will submit FORM 16 B. Any delay in making the payment and any penalty levied by the authorities is at my/our cost and consequence.

Errors and Omissions Excepted.

**Price and terms are subject to change without notice.**

Prepared By: \_\_\_\_\_  
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