

# Mr. Prashanth Venkat Flat No: Elderberry - A1104 | 2BHK-D2

Tower: Elderberry - A  
Floor: 11  
Flat no: Elderberry - A1104 | 2BHK-D2

Configuration: 2.0 BHK  
Carpet Area: 654.2 Sq.Ft.  
Starting Price: ₹1,52,42,075

## APARTMENT TYPE & COSTING

Particulars	Land	Construction	Total
SUPER BUILT UP AREA : SFT	992.4	992.4	992.4
CARPET AREA - 75% APPORX: SFT	654.2	654.2	654.2
BASE PRICE PER SFT	₹11,000	₹13,629	₹14,629
PLC	₹1150	₹1150	₹1150
FLOOR RISE	₹1180	₹1180	₹1180
EFFIECTIVE PRICE PER SFT (BASIC PRICE + PLC + FLOOR RISE )			₹14,629
LAND COST			₹19,92,400
BASE CONSTRUCTION COST			₹136,01,419.6
GST- 18% ON CONSTRUCTION COST			₹16,48,255.53
COST OF THE APARTMENT (AGREEMENT VALUE)			₹1,52,42,075

## Additional & Deposits

PARTICULARS	PRICE PSFT	BASIC COST	TAXES - CGST - 9%	TAXES - SGST - 9%	TOTAL COST
Water/Electricity/Power Backup @ Rs 150/- psft	₹1150	₹11,48,860	₹113,397	₹113,397	₹11,75,654
City infrastructure charges @ Rs 200/- psft	₹1200	₹11,25,000	₹111,250	₹111,250	₹11,47,500

Advance Maintenance charges @ Rs. 3 psft per year - for 1 years (Rs 3 x 12 months)	â,13	â,135,726.4	â,13,215	â,13,215	â,142,156.4
Club house & amenities Charges @ â,11,25,000	â,11,25,000	â,11,25,000	â,111,250	â,111,250	â,11,47,500
Corpus Fund @ Rs 125/- psft	â,1125	â,11,24,050	-	-	â,11,24,050
TOTAL		â,15,58,636.4	â,150,277	â,150,277	â,16,59,190.4
GRAND TOTAL OF THE APARTMENT					â,159,01,265.53

## Payment Schedule

PARTICULARS	PERCENTAGE	LAND COST	CONSTRUCTION COST	GST	TOTAL
ON BOOKING / AGREEMENT	10%	â,199,240	â,13,60,142	â,164,826	â,15,24,208
ON COMPLETION OF BASEMENT SLAB	25%	â,12,48,100	â,19,00,355	â,11,62,064	â,113,10,519
ON COMPLETION OF 5TH FLOOR SLAB	25%	â,12,48,100	â,19,00,355	â,11,62,064	â,113,10,519
ON COMPLETION OF 10TH FLOOR SLAB	25%	â,12,48,100	â,19,00,355	â,11,62,064	â,113,10,519
ON COMPLETION OF PAINTING & FINISHES AND DEPOSITS (POWER + WATER)	10%	â,199,240	â,13,60,142	â,164,826	â,15,24,208
ON POSSESSION + REMAINING ADDITIONAL DEPOSITS	5%	â,149,620	â,11,80,071	â,132,413	â,12,62,104

Total value including additional	100%	â,19,92,400	â,136,01,419.6	â,16,48,255.53	â,159,01,265.53
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## TERMS & CONDITIONS

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### PRIVACY POLICY

- The information which is provided by the Applicant herein may be used by the Company and its affiliates:-
    - to send important notices/communications regarding the status of their Expression of Interest Form etc. and the relevant policies, terms, conditions, etc.;
    - to keep the Applicant posted on their project launches, announcements, project updates and upcoming events and to improve their services, content, advertising..
    - for internal purposes such as auditing, data analysis, and research to improve its products, services and customer communications.
  - The Company shall take reasonable security practices to protect the privacy of the information provided by the Applicant. Except as mentioned herein, the Company shall not disclose such information to any third party. However nothing contained hereinabove shall apply to any disclosure of confidential Information if:-
    - such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or
    - such disclosure is required in connection with any litigation; or
    - such information has otherwise entered the public domain.
  - The terms and conditions contained herein and in the Application Form shall be construed in accordance with the laws of India and any disputes/issues arising out of this transaction will be subject to the exclusive jurisdiction of Courts at Bengaluru.
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### DECLARATION

I/We hereby declare that the above particulars given by me/us are true and correct and no material fact has been concealed there from. I/We have gone through the terms and conditions written in this application. I/We declare that in case of non-allotment of the Unit upon receipt of Booking amount after deduction of charges as mentioned herein above, I/We shall have no claim against the Promoter. I /We are fully aware that this is only a Non-binding Booking by us to propose to acquire the Unit and not a concluded contract.

I/We undertake to inform the Company of any change in my/our address or in my other particular/information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letter sent at the recorded addresses by the Company shall be deemed to have received by me/us. In case, any information furnished is found to be incorrect, false or concealed, Expression of Interest is liable to be rejected.

I/We do hereby solemnly accept and agree to abide by the terms and conditions as stipulated in the Application with respect to pricing, unit and payment schedule which shall be annexed to Agreement for Sale.

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