

Indicative Pre-Launch Pricing Sheet

4 BHK + Sky Studio - Premium Resort-Style Private Villas

PRICE CARDS

4 BHK Villas - 1,200 Sq.ft.

Built-up Area: 2,930 Sq.ft.

Starting From: Rs. 4.20 Cr

East Facing: Rs. 4.25 Cr

4 BHK Villas - 1,500 Sq.ft.

Built-up Area: 3,676 Sq.ft.

Starting From: Rs. 5.26 Cr

East Facing: Rs. 5.31 Cr

PRICING COMPARISON

Particulars	West Facing (1200)	East Facing (1200)	West Facing (1500)	East Facing (1500)
Plot Area	1,200 Sq.ft.	1,200 Sq.ft.	1,500 Sq.ft.	1,500 Sq.ft.
Built-up / Slab Area	2,930 Sq.ft.	2,930 Sq.ft.	3,676 Sq.ft.	3,676 Sq.ft.
Base Price	Rs. 4,20,57,750	Rs. 4,20,57,750	Rs. 5,26,32,300	Rs. 5,26,32,300
East Facing Premium (PLC)	-	Rs. 5,00,000	-	Rs. 5,00,000
Total Property Value	Rs. 4,20,57,750	Rs. 4,25,57,750	Rs. 5,26,32,300	Rs. 5,31,32,300

VILLA SPECIFICATIONS

- Premium 4 BHK Villas
 - Resort-Style Community
 - Premium Bedrooms
 - Private Parking
- Private Sky Studio
 - Spacious Living & Dining
 - Modern Kitchen
 - Landscaped Community

PLOT OPTIONS

- Option 1

Option 2
- Plot Size: 1,200 Sq.ft.

Plot Size: 1,500 Sq.ft.
- Built-up Area: 2,930 Sq.ft.

Built-up Area: 3,676 Sq.ft.

PRICING HIGHLIGHTS

- West Facing

East Facing

Corner Villa Premium

Park Facing Premium
- No PLC Applicable

Additional PLC: Rs. 5,00,000

5% of Agreement Value

Rs. 7,00,000

PAYMENT & GOVERNMENT CHARGES

GST

Applicable as per prevailing Government norms and payable according to the payment schedule.

Registration Charges

The purchaser shall bear:

- Registration Charges
- Stamp Duty
- Legal Charges
- Franking Charges (0.5% of Agreement Value)

Additional Statutory Charges

Any charges levied by statutory authorities shall be borne by the purchaser.

Corpus Fund

Rs. 2,00,000 payable at possession.

Advance Maintenance

24 Months Advance Maintenance at Rs. 3.50 per Sq.ft.

Utility Charges

BESCOM and other utility connections payable on actuals.

TDS

1% TDS under Section 194IA to be deducted by the purchaser.

PRICING NOTES

- Indicative pre-launch pricing.
- Prices subject to revision without prior notice.
- Final allotment is subject to availability.
- Prices exclude applicable government taxes unless otherwise stated.
- Registration expenses are additional.
- Floor plans, elevations, and specifications are subject to approvals.