

Blocks	Ivory 2				Fairmont	
Typology	1.5bhk	2bhk	3bhk 2T	3bhk 3T	3bhk+3T+HO	4bhk+4T+HO
SBA	764	948	1131	1338	1940	2188
Base Rate (Including car park)	6,890	6,890	6,890	6,890	8,440	8,040
Floor Rise Charges (if applicable)	100	100	100	100	30	30
Preferred Location Charges (if applicable)	400	200	200	400	250	250
Agreement Value	56,45,960	68,16,120	81,31,890	98,87,820	1,69,16,800	1,82,04,160
Additional carpark					3,50,000	
Charges towards Sports Complex Rs.50,000 which is payable on demand.	50,000	50,000	50,000	50,000	0	0
Infrastructure Charges	1,91,000	2,37,000	2,82,750	3,34,500	5,09,250	5,74,350
Service charges towards property assessment and sub-numbering.	25,000	25,000	25,000	25,000	26,250	26,250
Total Unit Cost	59,11,960	71,28,120	84,89,640	1,02,97,320	1,78,02,300	1,88,04,760
<b>APPROXIMATE AMOUNT FOR FEES, TAXES &amp; ADDITIONAL EXPENSES (Subject to change):</b>						
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 as per Govt regulations.	2,95,598	3,56,406	4,24,482	5,14,866	8,45,840	9,10,208
2.Estimated Building Maintenance Charges for 12 months' maintenance plus GST at 18% will be collected up-front.	48,682	60,407	72,067	85,257	1,23,617	1,39,419
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.	41,256	51,192	61,074	72,252	1,04,760	1,18,152
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	57,300	71,100	84,825	1,00,350	1,45,500	1,64,100
Generator Charges + GST (Only for Fairmont)					1,52,775	1,72,305
5.Legal fees for registration of RERA agreement payable directly to advocates.	At actuals	At actuals	At actuals	At actuals	At actuals	At actuals
Total Additional Expenses (Subject to change)	63,54,796	76,67,225	91,32,088	1,10,70,045	1,91,74,792	2,03,08,944
Completion date as per RERA	Dec'2027				Dec'2027	

Note:

For 1bhk Base Rate is excluding carpark. CP charges of Rs. 1.75L to be paid extra

Floor raise and Preferred Location charges are applicable as per actual / preferred unit.

Legal fees for registration of sale deed payable directly to advocates. Does not attract GST.

Registration charges are as per actual.

Additional Prices are subject to change.

Stamp duty is been revised from 0.1 to 0.5% charges

Solar water heater Charges Applicable for top two floors only - (52500/-)

Date: 09-Jan-2025