
	Project	Serene Heights			
	Location	Sompura, Sarjapura Hobli			
	Corporate Office	73/2, Chambenahalli, Sarjapur road, Bangalore 562 125			
	COST SHEET BREAK-UP & PAYMENT SCHEDULE				
Date	9-Apr-2025	Sales Advisor	Naveen		
Customer Name					
Unit Details		Payment Schedule			
Tower	T 3	Milestone		%	Amount in INR
Unit Number	901	Booking Amount		-	2,00,000
FLOOR	9	Sale Agreement		20%	35,71,495
SBUA	2030	On Completion Of Excavation Concerned Tower		10%	18,85,748
RERA CA	1286	On Completion Of Basement Slab Concerned Tower		10%	18,85,748
Additional Terrace Area		On Completion Of First Slab Concerned Tower		10%	18,85,748
Unit Cost		On Completion Of Third Slab Concerned Tower		10%	18,85,748
Basic Cost	1,71,47,500	On Completion Of Sixth Slab Concerned Tower		10%	18,85,748
FRC	3,04,500	On Completion Of Eighth Slab Concerned Tower		10%	18,85,748
PLC	5,07,500	On Completion Of Final slab Concerned Tower		10%	18,85,748
Additional Terrace Area	0	On Completion Of Flooring In Concerned Flat		5%	9,42,874
Total Basic Cost	1,79,59,500	On Notice Of Possession		5%	9,42,874
GST @ 5%	8,97,975				
Total Unit Cost	1,88,57,475				
Additional Charges					
Club House	3,00,000				
Advance Maintenance	1,01,500				
Corpus Fund	1,01,500				
Gas Pipeline	50,000				
Legal charges	50,000				
Smart Water Meter	50,000				
GST @ 18%	1,17,540				
Total Additional	7,70,540				
Terms & Conditions					
1) Stamp duty, registration charges and legal charges are to be borne by applicant(s) on actual basis.					
2) Taxes and government duties/levies/cesses are non-refundable.					
3) The Applicant(s) has/have to deduct the applicable tax deduction at source (TDS) at the time of making actual payment to the account of the developer, as per section 194IA of the income tax act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the income tax act 1961.					
4) This Cost sheet forms a part of the booking form.					
5) Additional charges to be paid at the time of registration.					
6) The cost mentioned above is the final negotiated price.					
7) This project is registered under RERA number PRM/KA/RERA/1251/308/PR/160724/006942					
8) All payments to be made by the way of Account payee DD/Cheque/Online in favour of					
Acc name	URBAN RAYS LLP - SERENE HEIGHTS 1 - COLLECTION A/C				
Acc Num	251213142071				
IFSC CODE	INDB0000008				
Bank	IndusInd Bank Limited				
Branch	MG Road				
9) Terms and Conditions:					
Notes :					
Primary Applicant		Co - Applicant		Sales Advisor	
				Authorised Signatory	

Cost Sheet April - 2025
(Subject to Change)

Cost Sheet

Cost Break-Up	Type					
	2.5BHK		3BHK			
Super Built Up Area (SBUA)	1634	1634	1931	1931	2030	2030
RERA Carpet Area	990	990	1243	1243	1286	1286
Main Door Facing	East	West	East	West	East	West
Basic Cost	13880500	13880500	16330750	16330750	17147500	17147500
GST @ 5%	694025	694025	816538	816538	857375	857375
Total Unit Cost	14574525	14574525	17147288	17147288	18004875	18004875

Additional Charges

Club House	300000	300000	300000	300000	300000	300000
Corpus (50rs / Sq.ft)	81700	81700	96550	96550	101500	101500
Advance Maintenance (50rs / Sq.ft)	81700	81700	96550	96550	101500	101500
Legal Charges	50000	50000	50000	50000	50000	50000
Gas Pipeline	50000	50000	50000	50000	50000	50000
Smart Water Meter	50000	50000	50000	50000	50000	50000
GST @ 18%	110412	110412	115758	115758	117540	117540
Total Additional Charges	723812	723812	758858	758858	770540	770540

Note

- 1) Basic Selling Price 8250rs / Sq.ft.
- 2) Floor rise charges (FRC) applicable at 25rs/Sq.ft every floor from 4th floor onwards.
- 3) Tower-1 series 5 & 8 (2030 sq.ft) & Tower-3 series 1 & 4 (2030 sq.ft) will carry a PLC of Rs.250/sq.ft.
- 4) Additional Charges are to be paid at the time of registration.
- 5) RERA No : **PRM/KA/RERA/1251/308/PR/160724/006942**
- 6) Basic cost includes Car parking.
- 7) T&C Apply. E & OE