

**Serene @ Brigade Cornerstone Utopia**  
Whitefield, Bangalore

RERA Registration No: PRM/KA/RERA/1251/446/PR/181122/002176

**Cost Sheet for Apr 2019**

Unit Number E-0635	Super Built-up Area Basis			Carpet Area Basis	
		per sq.ft.	per sq.m.	per sq.ft.	per sq.m.
2 BEDROOM + 2 TOILET					
Base Rate including 1 Car Park	₹ 63,11,600	₹ 5,090	₹ 54,789	₹ 7,864	₹ 84,651
Floor Rise Charges, if applicable	₹ 99,200	₹ 80	₹ 861	₹ 124	₹ 1,330
Preferred Location Charges, if applicable	₹ 62,000	₹ 50	₹ 538	₹ 77	₹ 832
Private Terrace or Garden Rate, if applicable	₹ 0	₹ 0	₹ 18,263	₹ 2,621	₹ 28,217
<b>Agreement Value</b>	<b>₹ 64,72,800</b>				

Unit Number E-0635		
2 BEDROOM + 2 TOILET		
[a] Carpet Area <sup>(1)</sup>	803	74.56
[b] Balcony Area	54	4.99
[c] Common Area and Wall Thickness	383	35.61
[d] Super Built-up Area <sup>(2)</sup> = [a]+[b]+[c]	1,240	115.20
[e] Private Terrace Area <sup>(3)</sup> or Garden Area	-	-

APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES (subject to change):	
1. GST is calculated at 12% on Agreement value, and will be collected with every instalment.	₹ 7,76,736
2. Clubhouse fees are charged at Rs. 90,000 and are subject to GST at 18%.	₹ 1,06,200
3. Infrastructure charges like external electrification, water, sanitary connections, STP, WTP, gas connections, service charges towards property assessment and sub-numbering are payable on demand, and are subject to GST at 18%.	₹ 3,04,676
4. Solar water heater charges are applicable on the top two floors only, and are subject to GST at 18%.	₹ 0
5. Smart Township charges are payable on demand and are subject to GST at 18%.	₹ 73,160
6. Building Maintenance Charges for 12 months' maintenance plus GST at 18% will be collected up-front.	₹ 73,160
7. Deposit towards One-time Sinking Fund, equivalent to 12 months' maintenance charges will also be collected up-front, but does not attract GST.	₹ 62,000
8. Deposit towards Campus Corpus Fund will be collected up-front as a one-time charge and does not attract GST.	₹ 93,000
9. Legal fees for registration of RERA agreement and sale deed are payable directly to advocates on demand, without attracting GST.	₹ 45,500
<b>Total Additional Expenses (subject to change)</b>	<b>₹ 15,34,432</b>
Stamp duty and registration charges are payable at time of registration depending on government guideline value and prevailing rates.	

Payment Schedule as % of Agreement Value:	% Due	
On booking	10.0%	₹ 6,47,280
On agreement	10.0%	₹ 6,47,280
On completion of raft	5.0%	₹ 3,23,640
On completion of upper-basement slab	5.0%	₹ 3,23,640
On completion of ground-floor slab	5.0%	₹ 3,23,640
On completion of 4th floor slab	5.0%	₹ 3,23,640
On completion of 8th floor slab	5.0%	₹ 3,23,640
On completion of 12th floor slab	5.0%	₹ 3,23,640
On completion of 16th floor slab	5.0%	₹ 3,23,640
On completion of 20th floor slab	5.0%	₹ 3,23,640
On completion of 24th floor slab	5.0%	₹ 3,23,640
On completion of terrace slab	5.0%	₹ 3,23,640
On commencement of flooring	7.5%	₹ 4,85,460
On commencement of installation of lifts	5.0%	₹ 3,23,640
On commencement of painting	5.0%	₹ 3,23,640
On commencement of installation of doors & windows	7.5%	₹ 4,85,460
On possession	5.0%	₹ 3,23,640
<b>Date of Completion:</b>	<b>Jun-23</b>	<b>₹ 64,72,800</b>

**Notes**

<sup>(1)</sup> 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.

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

<sup>(3)</sup> 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 18% consists of 9% towards CGST and 9% towards SGST.

Errors and Omissions Excepted.

Prepared by                       
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