

VASWANI STARLIGHT @ WHITEFIELD



PRICING INFORMATION

PART A

Super Built up Area (Sq. ft.)	1970	2000	2025	2090	2140	2560	2730
RERA Carpet Area (sft) - Excludes Balconies, Terraces / Gardens	1317	1316	1317	1316	1303	1743	1743
Category						Lake View	Lake View
Configuration/ Unit Type	3 Bedroom + Home Office	3 Bedroom + Home Office	3 Bedroom + Home Office	3 Bedroom + Home Office	3 Bedroom + Home Office	4 Bedroom + Home Office	4 Bedroom + Home Office
Base Rate/Sft.	12,250	12,250	12,250	12,250	12,250	12,250	12,250
One covered car park (Right to use)	450000	450000	450000	450000	450000	450000	450000
Agreement Value- inclusive of Car park (Rs.)	24582500	24950000	25256250	26052500	26665000	31810000	33892500
GST @ 5% of Agreement Value	1229125	1247500	1262813	1302625	1333250	1590500	1694625
Total (A)	25811625	26197500	26519063	27355125	27998250	33400500	35587125

PART B

Bescom & Power Backup charges @ Rs.150/- per sft on SBA	295500	300000	303750	313500	321000	384000	409500
Water & Sewerage Charges @ Rs.150/- per sft on SBA	295500	300000	303750	313500	321000	384000	409500
Club Membership Fee	300000	300000	300000	300000	300000	300000	300000
Legal Charges	75,000	75,000	75,000	75,000	75,000	75,000	75,000
GST @ 18% on above (Part B)	173880	175500	176850	180360	183060	205740	214920
Total (B)	1139880	1150500	1159350	1182360	1200060	1348740	1408920

PART C

Interest Free Maintenance Deposit @ Rs.72/sft on SBA	1,41,840	1,44,000	1,45,800	1,50,480	1,54,080	1,84,320	1,96,560
Advance Maintenance charges for 12 months @ Rs.6/sft per month plus GST @ 18%	1,67,371	1,69,920	1,72,044	1,77,566	1,81,814	2,17,498	2,31,941
Total (C)	3,09,211	3,13,920	3,17,844	3,28,046	3,35,894	4,01,818	4,28,501

Total A+B+C (in Rs.)	2,72,60,716	2,76,61,920	2,79,96,257	2,88,65,531	2,95,34,204	3,51,51,058	3,74,24,546
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Please Note:

Prices are valid till 15/06/2024 and are subject to change without prior notice.

1% TDS : Under Sec 194IA of the Income Tax Act, a purchaser of property, the value of which exceeds Rs.50 Lacs has to deduct an amount equal to 1% of the sale value(Agreement Value) as TDS and remit the same into Income tax A/c of the seller using Form 26QB. Subsequently copies of the tax paid receipt, Form 26QB and Form 16B have to be handed over to the seller. In case the payments are made in installments, TDS to be deducted from every installment. Please ensure that the TDS is remitted into the designated Income Tax account and the abovementioned documents are submitted within 10 days of making the payment to VEDPL. Any delays attract penalties from the Department of Income Tax & may lead to unnecessary complications.

The applicable GST is payable along with every installment, including that of booking amount. GST @5 % on Land + Building. GST @ 18 % on Club Charges, Power , Water & sewerage charges, Advance Maintenance charges & Legal Fees.

Not included in this price chart - Floor rise charges shall be applicable in the following manner- G-1st Rs. 0/sft per floor; 2nd -10th -Rs. 40/sft per floor; 11th - 20th-Rs.50/sft per floor; 21st - 23rd-Rs. 90/sft per floor. Units which are categorised as Lake facing, Park facing or Garden facing will attract an extra premium ranging from Rs.100-500/sft (both of the above form part of Agreement Value).

Extra - Registration & Stamp duty & miscellaneous Payable as applicable, as per prevailing rates/ norms at the time of registration. Stamp Paper Franking Charges @ 0.5% of Agreement value is payable at the Agreement stage and is adjustable against stamp duty at the time of registration, subject to prevailing norms at that point of time.

Any other statutory charge/s imposed by government/statutory authorities will be payable by the purchaser.

GST at 18% (9 % towards CGST and 9 % towards SGST) on components of Parts 'B' & 'C'.

Areas mentioned are Subject to variation as permitted in Indian Standards of weights & Measures Act, 1976 , 1Sq.m=10.7639 Sq.ft.

All payments to be made by way of an account payee instrument favouring :

Account Name: " Vaswani Estates Developers Pvt Ltd - Collection Account for Vaswani Starlight"

Bank Name: ICICI Bank Limited

Branch Name: Bangalore - M G Road Branch

Account Number: 777705882203

IFSC Code: ICIC0000002

"RERA registration no PRM/KA/RERA/1251/446/PR/180424/006808"

* Errors & Omissions Excepted

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