



**NCC URBAN INFRASTRUCTURE LIMITED**  
*NCC Urban Lake Springs, Off Kanakapura Road, Bengaluru.*

Unit Type	S.B.U.A (Sft)	View	Basic Rate/Sft (Inclu PLC)	Basic Flat Cost	Car Parking	Club House Charges	Infrastructure Charges (WATER,BESC OM,Genset,ST P Charges Etc)	Agreement Value	GST @5%	Maint Deposit @Rs. 4/sft + GST @ 18% (for 12 months)	Legal & Doc. Charges	Corpus Fund @ Rs.50/sft	Total Flat Cost Exclu Registration
3 BHK	1622	Garden View	9200	14922400	400000	270000	437940	<b>16030340</b>	801517	91870	50000	81100	<b>17054827</b>
3 BHK	1930	Premium Lake View	9200	17756000	800000	270000	521100	<b>19347100</b>	967355	109315	50000	96500	<b>20570270</b>
3 BHK	1950	Corner Lake View	9600	18720000	800000	270000	526500	<b>20316500</b>	1015825	110448	50000	97500	<b>21590273</b>
3 BHK	2085	Premium Lake View	9200	19182000	800000	270000	562950	<b>20814950</b>	1040748	118094	50000	104250	<b>22128042</b>
3 BHK	2085	Corner Lake View	9600	20016000	800000	270000	562950	<b>21648950</b>	1082448	118094	50000	104250	<b>23003742</b>
3.5 BHK	2168	Luxury Lake View	9600	20812800	800000	270000	585360	<b>22468160</b>	1123408	122796	50000	108400	<b>23872764</b>

Rera No. PRM/KA/RERA/1251/310/PR/221024/007161

- 1) Registration Charges shall be borne by the purchaser at an actuals at the time of Registration.
- 2) Legal & Administration charges of ₹50,000/- shall be paid at the time of Registration.
- 3) 1 year Advance maintenance Charges of ₹4/sft + GST @ 18%, shall be paid along with the last installment.
- 4) Types of flats mentioned above are Subject to Availability.
- 5) Rates are subject to change with out any prior Notice.
- 6) Floor wise escalation charges of @ Rs.20/sft per floor applicable from 2nd Floor and above
- 7) Corpus Fund of @ Rs.50/sft shall be paid along with the last installment.
- 8) E-Stamp paper amount 0.5% of sale consideration shall be paid before sale agreement.
- 9) Purchaser Shall deduct 1% TDS at the time of payment and furnish **form 16B** to NCC Urban with in 15 days from the date of payment failing to which the amount will be considered as overdue to NCC Urban
- 10) Booking cheque / DD of Rs. 300000 should be in favour of **M/s: NCC Urban Infrastructure Ltd.**, payable in Bengaluru.

**SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE**

Sl. No	Head of Payment	Percentage	Amount
1	Booking Amount	5%	
2	On Signing of Agreement	10%	
3	On Completion of foundation of Respective Block	10%	
4	On Completion of 2nd Floor Roof of Respective Block	10%	
5	On Completion of 5th Floor Roof of Respective Block	10%	
6	On Completion of 8th Floor Roof of Respective Block	10%	
7	On Completion of 11th Floor Roof of Respective Block	10%	
8	On Completion of 14th Floor Roof of Respective Block	10%	
9	On Completion of 17th Floor Roof of Respective Block	10%	
10	On completion of Block work, Electrical Conduit & Internal Plastering of Respective Flat	5%	
11	On completion of CP Fixtures & Sanitary Fixtures of Respective Flat	5%	
12	Handing Over / Registration whichever is earlier	5%	
<b>TOTAL AMOUNT</b>		<b>100%</b>	