



THE URBAN FOREST
KEYA HOMES



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RERA REG NO:- PRM/KA/RERA/1251/310/PR/200525/007759 Valid upto 31 Dec 2028

		TOWER A, B				
Type		2 BHK	3 BHK	3 BHK- Grand	4 BHK	4 BHK- Grand
Costing	Base Rate INR*	10999	10999	10999	10999	10999
Size of Apt (SBU)	SFT	1351	1710	1910	2387	2610
Floor						
Floor Rise (from 1st Floor onwards PSF on SBU)	Rs. 20 per Floor	0	0	0	0	0
Premium Location Charges (Corner/Open Area/Lake Facing)	Rs 100/150/200 PSF	0	0	0	0	0
Door Facing charges (North/East)	Rs. 25 PSF	0	0	0	0	0
Total Base Cost		14,859,649	18,808,290	21,008,090	26,254,613	28,707,390
Car Park Reservation Charges (All covered- 4L-S/7L-twin/9L- D)		400,000	400,000	400,000	700,000	900,000
Infra Dev Cost (Club,Water Mgt,Solar,EV infra,Bescom,Cauvery, Power back-up)	@650 PSF	878,150	1,111,500	1,241,500	1,551,550	1,696,500
Advance Maintenance (1Yr from date of OC)	60	81,060	102,600	114,600	143,220	156,600
GST@5%		810,943	1,021,120	1,138,210	1,432,469	1,573,025
Total cost		17,029,802	21,443,510	23,902,400	30,081,852	33,033,515
Reg cost***		At Actuals	At Actuals	At Actuals	At Actuals	At Actuals
Milestones	% of payment	Amount	Amount	Amount	Amount	Amount
Booking Amount		300,000	500,000	500,000	500,000	1,000,000
On Booking & Signing of this Agreement (10 Days from booking)	10	1,402,980	1,644,351	1,890,240	2,508,185	2,303,351
Within 10 Days of Signing of this Agreement	10	1,702,980	2,144,351	2,390,240	3,008,185	3,303,351
Commencement of excavation work for the tower	12	2,043,576	2,573,221	2,868,288	3,609,822	3,964,022
Commencement of 1st floor Slab for the tower	12	2,043,576	2,573,221	2,868,288	3,609,822	3,964,022
Commencement of 8th floor Slab for the tower	12	2,043,576	2,573,221	2,868,288	3,609,822	3,964,022
Commencement of 16th floor Slab for the tower	12	2,043,576	2,573,221	2,868,288	3,609,822	3,964,022
Completion of internal flooring work for your floor	12	2,043,576	2,573,221	2,868,288	3,609,822	3,964,022
Commencement of Final Slab for the tower	10	1,702,980	2,144,351	2,390,240	3,008,185	3,303,351
Intimation to Possession	10	1,702,980	2,144,351	2,390,240	3,008,185	3,303,351
Total		17,029,802	21,443,510	23,902,400	30,081,852	33,033,515
Current Due % (Tower A- 44%, Tower B 32%)						

*The current price is valid for a very limited period and can be revised anytime without prior intimation. The project would be launched at 10999/ base price.

** Minimum Self payment - 10-25% at the time of signing of the agreement as per bank chosen.

***Cost of Registration @ 7.65 of total cost (including agreement franking of 0.50%) has not been considered above and it would be as per actuals.

**** Corpus deposit of Rs. 50 payable to the Association has not been considered above.

***** Pls cosider Rs.. 60-100 K of extra cost for GAIL, BESCOM Deposit, Tax, Khata Extraction and Reg Facilitation fee not considered in above cost.

***** Home Loan of 90% available from (HDFC/Tata/Bajaj and 87% from SBI on total cost) @ 7.20% p.a onwards (depening upon your CIBIL rating).

E&OE