

NICCO RESIDENCY

16.01.2026

WING A

FLAT NO. 1

RERA CARPET AREA	826 SQ.FT	(771 SQ.FT + 55 SQ.FT BALCONY)					
FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	2,12,40,000	2,15,70,000	2,19,00,000	2,22,30,000	2,25,60,000	2,28,90,000	2,32,20,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	1062000	1078500	1095000	1111500	1128000	1144500	1161000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,24,37,328	2,27,83,828	2,31,30,328	2,34,76,828	2,38,23,328	2,41,69,828	2,45,16,328

FLAT.NO. 3

RERA CARPET AREA	1002 SQ. FT.						
FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	2,54,00,000	2,58,00,000	2,62,00,000	2,66,00,000	2,70,00,000	2,74,00,000	2,78,00,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	1270000	1290000	1310000	1330000	1350000	1370000	1390000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,68,05,328	2,72,25,328	2,76,45,328	2,80,65,328	2,84,85,328	2,89,05,328	2,93,25,328

FLAT.NO. 4

RERA CARPET AREA	785 SQ. FT.						
FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	1,99,30,000	2,02,45,000	2,05,60,000	2,08,75,000	2,11,90,000	2,15,05,000	2,18,20,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	996500	1012250	1028000	1043750	1059500	1075250	1091000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,10,61,828	2,13,92,578	2,17,23,328	2,20,54,078	2,23,84,828	2,27,15,578	2,30,46,328

WING B

FLAT NO. 1 & 2

RERA CARPET AREA 826 SQ.FT (771 SQ.FT + 55 SQ.FT BALCONY)

FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	2,12,40,000	2,15,70,000	2,19,00,000	2,22,30,000	2,25,60,000	2,28,90,000	2,32,20,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	1062000	1078500	1095000	1111500	1128000	1144500	1161000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,24,37,328	2,27,83,828	2,31,30,328	2,34,76,828	2,38,23,328	2,41,69,828	2,45,16,328

FLAT NO. 3 & 4

RERA CARPET AREA 772 SQ.FT

FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	1,96,30,000	1,99,45,000	2,02,60,000	2,05,75,000	2,08,90,000	2,12,05,000	2,15,20,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	981500	997250	1013000	1028750	1044500	1060250	1076000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,07,46,828	2,10,77,578	2,14,08,328	2,17,39,078	2,20,69,828	2,24,00,578	2,27,31,328

WING C

FLAT NO. 1**RERA CARPET AREA 1671 SQ.FT (1532 SQ.FT + 139 SQ.FT BALCONY)**

FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	4,23,40,000	4,30,10,000	4,36,80,000	4,43,50,000	4,50,20,000	4,56,90,000	4,63,60,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	2117000	2150500	2184000	2217500	2251000	2284500	2318000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	4,45,92,328	4,52,95,828	4,59,99,328	4,67,02,828	4,74,06,328	4,81,09,828	4,88,13,328

FLAT NO. 2**RERA CARPET AREA 826 SQ.FT (771 SQ.FT + 55 SQ.FT BALCONY)**

FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	2,12,40,000	2,15,70,000	2,19,00,000	2,22,30,000	2,25,60,000	2,28,90,000	2,32,20,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	1062000	1078500	1095000	1111500	1128000	1144500	1161000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,24,37,328	2,27,83,828	2,31,30,328	2,34,76,828	2,38,23,328	2,41,69,828	2,45,16,328

FLAT.NO. 3**RERA CARPET AREA 772 SQ.FT**

FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	9 TO 11TH FLOOR	12 TO 14TH FLOOR	15 TO 17TH FLOOR	18 TO 20TH FLOOR	21 TO 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	1,96,30,000	1,99,45,000	2,02,60,000	2,05,75,000	2,08,90,000	2,12,05,000	2,15,20,000
OTHER CHARGES	120328	120328	120328	120328	120328	120328	120328
GST 5%	981500	997250	1013000	1028750	1044500	1060250	1076000
AGENT CHARGES FOR REG.	15000	15000	15000	15000	15000	15000	15000
TOTAL	2,07,46,828	2,10,77,578	2,14,08,328	2,17,39,078	2,20,69,828	2,24,00,578	2,27,31,328

FLAT.NO. 4**RERA CARPET AREA 1228 SQ. FT. (1167 SQ.FT + 61 SQ.FT BALCONY)**

FLOOR	1 TO 5TH FLOOR	6 TO 8TH FLOOR	22 & 23RD FLOOR
AGREEMENT VALUE INCLUDING SDR	3,16,50,000	3,26,50,000	3,46,50,000
OTHER CHARGES	120328	120328	120328
GST 5%	1582500	1632500	1732500
AGENT CHARGES FOR REG.	15000	15000	15000
TOTAL	3,33,67,828	3,44,17,828	3,65,17,828

NICCO RESIDENCY - RERA SCHEDULE

9%	On Booking
36%	On Completion of Plinth of the Building
3%	On Completion of 3RD Slabs
3%	On Completion of 6TH Slabs
3%	On Completion of 9TH Slabs
3%	On Completion of 12TH Slabs
3%	On Completion of 15TH Slabs
3%	On Completion of 18TH Slabs
3%	On Completion of 21ST Slabs
4%	On Completion of RCC
5%	On Completion of the Walls, Internal Plaster, Floorings, Doors and Windows
5%	On Completion of the Staircases, Lift wells, Lobbies upto the Floor level
5%	On Completion of the External Plumbing and Elevation
5%	On Completion of the Terraces with Waterproofing of the Building or wing
5%	On Completion of the Lifts, Water Pumps, Electrical Fittings, Electro, Mechanical and Environment Requirements, entrance Lobby/s, Plinth Protection, Paving of areas Appertain and all other Requirements as may be Prescribed in the Agreement of Sale of the Building or Wing
5%	At the time of handing over of the Possession of the Apartment on or after Receipt of Occupancy Certificate or Completion Certificate
	FLAT COST (A)

OTHER CHARGES	
Share Money	600
Legal & Miscellaneous Charges	39,000
MSEB & Water Connection Charges & Deposits	20,000
TOTAL OTHER CHARGES	59,600
GST @ 18%	10,728
TOTAL OTHER CHARGES WITH G.S.T. (B)	70,328
Society Deposit @ Rs.50,000/- in favour of the society (C)	50000
AGENT CHARGES FOR REGISTRATION (E)	15000
TOTAL (A+B+C+D+E)	
Due amount should be paid within 30 days from the date of booking, failing with an interest As per Rera will be charged on the unpaid balance	
Materials, Colours, design etc. shown in Show flat may vary in your flat depending on availability.	
The GST@ 5% has been calculated , any increment in these taxes as well as Sales Tax or any other taxes that may be imposed by Central, State or Local Govt. body or any other authority should be borne & paid by the purchaser Only.	
Cheques to be issued in favour of "NEELKAMAL REALTY & CONSTRUCTION LLP"	
Basic flat cost As per Rera will be deducted as administration charges if booking cancelled (for whatsoever reason).	
For Agreement/Documents Related matter, niccoresidency@gmail.com	

THANK YOU