

**BELLA CASA** is an Affordable luxurious Resort style living Residential Project consisting of 36 semi furnished apartments of Both 1 BHK and 2 BHK.

PRICE PER SQUARE FOOT : 7000

Type : 1BHK,SEMI/FULLY ( PAID OPTION)Furnished

Sizes: 714 SQFT (49.9 lakhs)

718 SQ FT (50.26 Lakhs)

726.5 SQ FT (50.8 lakhs)

738 SQ FT (51.26 Lakhs)

Type : 2BHK,SEMI/FULLY( PAID OPTION) Furnished

Sizes : 908 SQ FT ( 63.56 Lakhs)

978 SQ FT( 68.46 Lakhs)

Top floors are having a private terrace,Size of the terrace is same as the carpet area of the apartment and we will register this terrace In the sale deed that the buyer will have private and exclusive rights of their terrace property.

1BHK = 7,00,000/-

2BHK = 12,50,000/-

#### Exclusive Charges

GST = 5% for 2 BHK

GST = 1 % for 1 BHK

Stamp Duty & Registration = 6% FOR 2 BHK

Stamp Duty & Registration = 5% FOR 1 BHK

MENTAINANCE CHARGES : 30,000 FOR 1 BHK & 40,000 FOR 2 BHK

- will be paid on annual basis

- A mentainance society will be formed by the developer itself

LAWYERS FEES : 25,000/-

CAR PARKING : Covered parking for 2 BHK and Open for 1 BHK within the complex

PAYMENT PLAN : 30:70 | 30 : 30 : 30 : 10( 10% at the time of registry and possession) | Any other Payment plan can be altered as per buyers customisation .

BANK APPROVALA : ICICI, HDFC LIMITED , LIC

Link For walkthrough Video ( THIS Is how the project Is going to exactly look like )

<https://youtu.be/y1ySp5cv4VQ>

RERA APPROVAL :

<https://rera.goa.gov.in/reraApp/viewProjectDetailPage?projectID=152>

COMPANY WEBSITE : [www.sabhinfra.com](http://www.sabhinfra.com)

FURTHER MORE,

We would also be tying up with rental management companies for our customers looking for investment purpose. Rentals shall be started once the owner completely furnishes the apartment so that the apartments can be used as service apartments. The apartments are fully mediterranean concept designs with hand painted portugese tiles for the flooring giving a perfect vibe of a goan Holiday. We shall start with the handing over by November first week and once the owner totally makes the apartment fully furnish, we will start with the rentals from the next very month.