

Berlaku Per : 01 Januari 2021

NO	TIPE	UKURAN	BLOK	LUAS (M2)		CARA PEMBAYARAN							
				BGN	TNH	CASH KERAS 1 BULAN	CASH TAHAP			BALLOON PAYMENT	KPR*		
							6 BULAN	12 BULAN	18 BULAN	18 BULAN	DP Min 10%/20%		DP Min 50%
							TANPA DP	TANPA DP	TANPA DP	DP Min. 50% = 17 BLN	1 BULAN	5 BULAN	17 BULAN
1	CEDAR 1	6 x 11	P.21, P.23, P.25 Genap	79	66	940,447,335	965,728,178	991,009,020	1,016,289,863	1,051,683,042	950,559,673	980,896,684	1,051,683,042
2	NEO CEDAR 1	6 x 11	P.20 Genap, P.26	79	66	1,021,187,432	1,048,638,708	1,076,089,982	1,103,541,258	1,141,973,042	1,032,167,942	1,065,109,472	1,141,973,042
3	BALSA	7 x 11	P.19, P.21	92	77	1,092,937,472	1,122,317,512	1,151,697,550	1,181,077,590	1,222,209,646	1,104,689,487	1,139,945,535	1,222,209,646
4	NEO BALSA	7 x 11	P.16 Ganjil	92	77	1,186,685,910	1,218,586,070	1,250,486,228	1,282,386,388	1,327,046,610	1,199,445,974	1,237,726,166	1,327,046,610
5	BANYAN 1	7 x 12	P.17 Ganjil	103	84	1,183,968,227	1,215,795,330	1,247,622,433	1,279,449,536	1,324,007,479	1,196,699,068	1,234,891,592	1,324,007,479
6	BANYAN 1	7 x 12	P.17 Genap	103	84	1,213,836,329	1,246,466,339	1,279,096,347	1,311,726,357	1,357,408,369	1,226,888,333	1,266,044,343	1,357,408,369
7	BANYAN 1	7 x 12	P.12 Genap	103	84	1,224,236,401	1,257,145,981	1,290,055,562	1,322,965,144	1,369,038,556	1,237,400,233	1,276,891,730	1,369,038,556
8	BANYAN 1	7 x 12	P.08, P.10, P.11, P.12 Ganjil, P.15, P.29	103	84	1,253,986,894	1,287,696,219	1,321,405,544	1,355,114,869	1,402,307,925	1,267,470,624	1,307,921,814	1,402,307,925
9	NEO BANYAN 1	7 x 12	P.30	103	84	1,356,441,407	1,392,904,886	1,429,368,365	1,465,831,843	1,516,880,714	1,371,026,799	1,414,782,973	1,516,880,714
10	BANYAN 2	7 x 14	P.10	103	98	1,350,830,894	1,387,143,552	1,423,456,211	1,459,768,869	1,510,606,591	1,365,355,957	1,408,931,147	1,510,606,591
11	NEO BANYAN 2	7 x 14	P.08	103	98	1,464,220,723	1,503,581,496	1,542,942,268	1,582,303,040	1,637,408,121	1,479,965,033	1,527,197,959	1,637,408,121
12	BANYAN 3	7 x 15	P.15	103	105	1,395,609,731	1,433,126,122	1,470,642,513	1,508,158,903	1,560,681,850	1,410,616,287	1,455,635,957	1,560,681,850

- Harga dan ketentuan diatas dapat berubah sewaktu - waktu tanpa pemberitahuan terlebih dahulu

- Harga sudah termasuk PPN

*KPR 1 DP Min. 10%, KPR 2-5 DP Min. 20%, KPR 6 DP Min. 50%

Joint Venture:



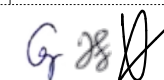
 MITSUI FUDOSAN RESIDENTIAL



SUDUT

CARA PEMBAYARAN

NO	TIPE	Ukuran	BLOK	No	LUAS (M2)		CASH KERAS 1 BULAN	CASH TAHAP			BALLOON PAYMENT	KPR*		
					BGN	TNH		6 BULAN	12 BULAN	18 BULAN	18 BULAN	DP Min 10%/20%		DP Min 50%
								TANPA DP	TANPA DP	TANPA DP	DP Min. 50% = 17 BLN	1 BULAN	5 BULAN	17 BULAN
1	BANYAN 1	7 x 12	P.08	2	104	144	1,669,870,843	1,714,759,845	1,759,648,846	1,804,537,847	1,867,382,449	1,687,826,444	1,741,693,246	1,867,382,449
2	BANYAN 1	7 x 12	P.08	16	103	144	1,612,823,817	1,656,179,296	1,699,534,774	1,742,890,254	1,803,587,925	1,630,166,009	1,682,192,584	1,803,587,925
3	NEO BANYAN 2	7 x 14	P.08	1	104	172	2,021,220,422	2,075,554,304	2,129,888,187	2,184,222,069	2,260,289,504	2,042,953,975	2,108,154,633	2,260,289,504
4	NEO BANYAN 2	7 x 14	P.08	25	104	168	1,994,173,585	2,047,780,401	2,101,387,218	2,154,994,035	2,230,043,578	2,015,616,312	2,079,944,491	2,230,043,578
5	BANYAN 1	7 x 12	P.10	1	104	126	1,562,219,767	1,604,214,922	1,646,210,077	1,688,205,232	1,746,998,449	1,579,017,828	1,629,412,015	1,746,998,449
6	BANYAN 1	7 x 12	P.10	25	104	120	1,526,336,074	1,567,366,614	1,608,397,154	1,649,427,693	1,706,870,449	1,542,748,291	1,591,984,937	1,706,870,449
7	BANYAN 2	7 x 14	P.10	2	104	161	1,784,656,690	1,832,631,332	1,880,605,975	1,928,580,617	1,995,745,115	1,803,846,547	1,861,416,117	1,995,745,115
8	BANYAN 2	7 x 14	P.10	32	104	127	1,581,315,767	1,623,824,255	1,666,332,744	1,708,841,232	1,768,353,115	1,598,319,162	1,649,329,348	1,768,353,115
9	BANYAN 1	7 x 12	P.11	1	104	158	2,052,630,228	2,107,808,460	2,162,986,692	2,218,164,924	2,295,414,449	2,074,701,521	2,140,915,400	2,295,414,449
10	BANYAN 1	7 x 12	P.11	7	104	208	1,681,832,074	1,727,042,614	1,772,253,154	1,817,463,693	1,880,758,449	1,699,916,291	1,754,168,937	1,880,758,449
11	BANYAN 1	7 x 12	P.11	2	104	146	1,807,424,997	1,856,011,691	1,904,598,385	1,953,185,078	2,021,206,449	1,826,859,675	1,885,163,707	2,021,206,449
12	BANYAN 1	7 x 12	P.11	10	104	167	1,669,870,843	1,714,759,845	1,759,648,846	1,804,537,847	1,867,382,449	1,687,826,444	1,741,693,246	1,867,382,449
13	BANYAN 1	7 x 12	P.12	1	104	144	1,669,870,843	1,714,759,845	1,759,648,846	1,804,537,847	1,867,382,449	1,687,826,444	1,741,693,246	1,867,382,449
14	BANYAN 1	7 x 12	P.12	11	103	144	1,612,823,817	1,656,179,296	1,699,534,774	1,742,890,254	1,803,587,925	1,630,166,009	1,682,192,584	1,803,587,925
15	BANYAN 1	7 x 12	P.12	32	104	144	1,618,869,999	1,662,388,010	1,705,906,021	1,749,424,031	1,810,349,246	1,636,277,203	1,688,498,816	1,810,349,246
16	BANYAN 1	7 x 12	P.15	26	104	135	1,616,045,306	1,659,487,383	1,702,929,461	1,746,371,539	1,807,190,449	1,633,422,137	1,685,552,630	1,807,190,449
17	BANYAN 3	7 x 15	P.15	28	104	213	2,098,563,220	2,154,976,209	2,211,389,200	2,267,802,189	2,346,780,374	2,121,128,416	2,188,824,003	2,346,780,374
18	BANYAN 3	7 x 15	P.15	38	104	195	1,990,912,143	2,044,431,287	2,097,950,430	2,151,469,574	2,226,396,374	2,012,319,801	2,076,542,773	2,226,396,374
19	BANYAN 3	7 x 15	P.15	76	103	127	1,527,183,270	1,568,236,583	1,609,289,898	1,650,343,211	1,707,817,850	1,543,604,596	1,592,868,572	1,707,817,850
20	NEO BALSA	7 x 11	P.16	25	93	132	1,564,099,812	1,606,145,506	1,648,191,200	1,690,236,893	1,749,100,865	1,580,918,089	1,631,372,921	1,749,100,865
21	BANYAN 1	7 x 12	P.17	1	104	126	1,457,191,767	1,496,363,589	1,535,535,410	1,574,707,232	1,629,547,783	1,472,860,496	1,519,866,681	1,629,547,783
22	BANYAN 1	7 x 12	P.17	25	104	138	1,518,956,485	1,559,788,648	1,600,620,812	1,641,452,976	1,698,618,005	1,535,289,350	1,584,287,946	1,698,618,005
23	BANYAN 1	7 x 12	P.17	2	104	126	1,501,993,921	1,542,370,101	1,582,746,282	1,623,122,463	1,679,649,115	1,518,144,393	1,566,595,810	1,679,649,115



SUDUT

CARA PEMBAYARAN

NO	TIPE	Ukuran	BLOK	No	LUAS (M2)		CASH KERAS 1 BULAN	CASH TAHAP			BALLOON PAYMENT	KPR*		
					BGN	TNH		6 BULAN	12 BULAN	18 BULAN	18 BULAN	DP Min 10%/20%		DP Min 50%
								TANPA DP	TANPA DP	TANPA DP	DP Min. 50% = 17 BLN	1 BULAN	5 BULAN	17 BULAN
24	BANYAN 1	7 x 12	P.17	32	104	138	1,568,025,511	1,610,176,734	1,652,327,958	1,694,479,181	1,753,490,893	1,584,885,999	1,635,467,468	1,753,490,893
25	BALSA	7 x 11	P.19	1	93	143	1,488,014,556	1,528,014,947	1,568,015,338	1,608,015,729	1,664,016,277	1,504,014,711	1,552,015,181	1,664,016,277
26	BALSA	7 x 11	P.19	27	93	107	1,302,720,401	1,337,739,767	1,372,759,133	1,407,778,499	1,456,805,610	1,316,728,148	1,358,751,386	1,456,805,610
27	BALSA	7 x 11	P.19	2	93	115	1,343,896,880	1,380,023,140	1,416,149,401	1,452,275,660	1,502,852,425	1,358,347,384	1,401,698,896	1,502,852,425
28	BALSA	7 x 11	P.19	36	92	134	1,386,319,882	1,423,586,546	1,460,853,209	1,498,119,873	1,550,293,202	1,401,226,548	1,445,946,544	1,550,293,202
29	NEO CEDAR 1	6 x 11	P.20	2	80	124	1,392,564,061	1,429,998,579	1,467,433,097	1,504,867,615	1,557,275,939	1,407,537,868	1,452,459,290	1,557,275,939
30	NEO CEDAR 1	6 x 11	P.20	38	80	121	1,375,684,732	1,412,665,505	1,449,646,277	1,486,627,050	1,538,400,131	1,390,477,042	1,434,853,968	1,538,400,131
31	CEDAR 1	6 x 11	P.21	1	80	126	1,293,685,323	1,328,461,809	1,363,238,296	1,398,014,784	1,446,701,865	1,307,595,917	1,349,327,702	1,446,701,865
32	CEDAR 1	6 x 11	P.21	27	80	126	1,293,685,323	1,328,461,809	1,363,238,296	1,398,014,784	1,446,701,865	1,307,595,917	1,349,327,702	1,446,701,865
33	BALSA	7 x 11	P.21	2	93	143	1,488,014,556	1,528,014,947	1,568,015,338	1,608,015,729	1,664,016,277	1,504,014,711	1,552,015,181	1,664,016,277
34	BALSA	7 x 11	P.21	30	93	143	1,488,014,556	1,528,014,947	1,568,015,338	1,608,015,729	1,664,016,277	1,504,014,711	1,552,015,181	1,664,016,277
35	CEDAR 1	6 x 11	P.23	1	80	126	1,293,685,323	1,328,461,809	1,363,238,296	1,398,014,784	1,446,701,865	1,307,595,917	1,349,327,702	1,446,701,865
36	CEDAR 1	6 x 11	P.23	25	80	99	1,154,714,707	1,185,755,425	1,216,796,143	1,247,836,861	1,291,293,865	1,167,130,994	1,204,379,856	1,291,293,865
37	CEDAR 1	6 x 11	P.23	2	80	126	1,293,685,323	1,328,461,809	1,363,238,296	1,398,014,784	1,446,701,865	1,307,595,917	1,349,327,702	1,446,701,865
38	CEDAR 1	6 x 11	P.23	36	79	66	1,154,714,707	1,185,755,425	1,216,796,143	1,247,836,861	1,291,293,865	1,167,130,994	1,204,379,856	1,291,293,865
39	CEDAR 1	6 x 11	P.25	2	80	99	1,226,773,545	1,259,751,328	1,292,729,111	1,325,706,895	1,371,875,792	1,239,964,658	1,279,537,998	1,371,875,792
40	CEDAR 1	6 x 11	P.25	26	80	113	1,753,599,459	1,800,739,229	1,847,879,000	1,895,018,771	1,961,014,449	1,772,455,367	1,829,023,092	1,961,014,449
41	NEO CEDAR 1	6 x VAR	P.26	3	79	102	1,241,226,555	1,274,592,859	1,307,959,165	1,341,325,470	1,388,038,297	1,254,573,077	1,294,612,642	1,388,038,297
42	NEO CEDAR 1	6 x VAR	P.26	5	79	102	1,241,226,555	1,274,592,859	1,307,959,165	1,341,325,470	1,388,038,297	1,254,573,077	1,294,612,642	1,388,038,297
43	NEO CEDAR 1	6 x VAR	P.26	7	79	78	1,094,533,806	1,123,956,758	1,153,379,710	1,182,802,662	1,223,994,794	1,106,302,987	1,141,610,529	1,223,994,794
44	NEO CEDAR 1	6 x VAR	P.26	17	79	73	1,063,778,515	1,092,374,712	1,120,970,908	1,149,567,104	1,189,601,780	1,075,216,993	1,109,532,430	1,189,601,780
45	NEO CEDAR 1	6 x VAR	P.26	19	79	79	1,100,451,702	1,130,033,737	1,159,615,772	1,189,197,807	1,230,612,656	1,112,284,516	1,147,782,958	1,230,612,656
46	NEO CEDAR 1	6 x VAR	P.26	21	79	85	1,137,124,889	1,167,692,763	1,198,260,636	1,228,828,509	1,271,623,532	1,149,352,038	1,186,033,486	1,271,623,532



Berlaku Per : 01 Januari 2021

SUDUT

CARA PEMBAYARAN

NO	TIPE	Ukuran	BLOK	No	LUAS (M2)		CASH KERAS 1 BULAN	CASH TAHAP			BALLOON PAYMENT 18 BULAN DP Min. 50% = 17 BLN	KPR*		
					BGN	TNH		6 BULAN	12 BULAN	18 BULAN		DP Min 10%/20%		DP Min 50%
								TANPA DP	TANPA DP	TANPA DP		1 BULAN	5 BULAN	17 BULAN
47	NEO CEDAR 1	6 x VAR	P.26	23	79	79	1,100,451,702	1,130,033,737	1,159,615,772	1,189,197,807	1,230,612,656	1,112,284,516	1,147,782,958	1,230,612,656
48	NEO CEDAR 1	6 x VAR	P.26	25	79	79	1,100,451,702	1,130,033,737	1,159,615,772	1,189,197,807	1,230,612,656	1,112,284,516	1,147,782,958	1,230,612,656
49	NEO CEDAR 1	6 x VAR	P.26	27	80	145	1,516,839,874	1,557,615,139	1,598,390,405	1,639,165,670	1,696,251,042	1,533,149,980	1,582,080,299	1,696,251,042
50	BANYAN 1	7 x 12	P.29	1	104	138	1,633,987,152	1,677,911,538	1,721,835,922	1,765,760,308	1,827,254,449	1,651,556,906	1,704,266,169	1,827,254,449
51	NEO BANYAN 1	7 x 12	P.30	2	104	147	1,839,062,302	1,888,499,461	1,937,936,619	1,987,373,779	2,056,585,801	1,858,837,166	1,918,161,757	2,056,585,801
52	NEO BANYAN 1	7 x 12	P.30	32	104	144	1,818,777,175	1,867,669,034	1,916,560,894	1,965,452,753	2,033,901,356	1,838,333,918	1,897,004,150	2,033,901,356

- Harga dan ketentuan diatas dapat berubah sewaktu - waktu tanpa pemberitahuan terlebih dahulu

- Harga sudah termasuk PPN

*KPR 1 DP Min. 10%, KPR 2-5 DP Min. 20%, KPR 6 DP Min. 50%

Joint Venture:





0819 9000 1919



- Uang Tanda Jadi (UTJ) Rp. 10 JUTA** : Pada saat transaksi
- 1 CASH KERAS (1 BULAN)**
- Angsuran 1 : 10% : Hari ke 15 setelah UTJ
Pelunasan : 90% : Hari ke 30 setelah UTJ
- 2 CASH BERTAHAP 6 BULAN (TANPA DP)**
- Angsuran 1a : 8.33% : Hari ke 15 setelah UTJ
Angsuran 1b : 8.33% : Hari ke 30 setelah UTJ
Angsuran 2 s.d 6 : 83.34% dibagi 5 Bln : Hari ke 60 s.d hari ke 180 setelah UTJ
- 3 CASH BERTAHAP 12 BULAN (TANPA DP)**
- Angsuran 1a : 4.17% : Hari ke 15 setelah UTJ
Angsuran 1b : 4.17% : Hari ke 30 setelah UTJ
Angsuran 2 s.d 12 : 91.66% dibagi 11 Bln : Hari ke 60 s.d hari ke 360 setelah UTJ
- 4 CASH BERTAHAP 18 BULAN (TANPA DP)**
- Angsuran 1a : 2.78% : Hari ke 15 setelah UTJ
Angsuran 1b : 2.78% : Hari ke 30 setelah UTJ
Angsuran 2 s.d 18 : 94.44% dibagi 17 Bln : Hari ke 60 s.d hari ke 540 setelah UTJ
- 5 BALLOON PAYMENT 18 BULAN (DP Min 50% = 17 BULAN)**
- Angsuran 1a : 1.47% : Hari ke 15 setelah UTJ
Angsuran 1b : 1.47% : Hari ke 30 setelah UTJ
Angsuran 2 s.d 17 : 47.06% dibagi 16 Bln : Hari ke 60 s.d hari ke 510 setelah UTJ
PELUNASAN - 50% : Hari ke 540 setelah UTJ
- 6 KPR 1 (DP Min 10% = 1 Bulan)**
- DP 1a : 5.00% : Hari ke 15 setelah UTJ
DP 1b : 5.00% : Hari ke 30 setelah UTJ
Akad Kredit - KPR 90% : 1 bulan sejak pelunasan DP
- 7 KPR 1 (DP Min 10% = 5 Bulan)**
- DP 1a : 1.00% : Hari ke 15 setelah UTJ
DP 1b : 1.00% : Hari ke 30 setelah UTJ
DP 2 s.d 5 : 8% dibagi 4 Bln : Hari ke 60 s.d hari ke 150 setelah UTJ
Akad Kredit - KPR 90% : 1 bulan sejak pelunasan DP
- 8 KPR 2 - 5 (DP Min 20% = 1 Bulan)**
- DP 1a : 10% : Hari ke 15 setelah UTJ
DP 1b : 10% : Hari ke 30 setelah UTJ
Akad Kredit - KPR 80% : 1 bulan sejak pelunasan DP
- 9 KPR 2 - 5 (DP Min 20% = 5 Bulan)**
- DP 1a : 2% : Hari ke 15 setelah UTJ
DP 1b : 2% : Hari ke 30 setelah UTJ
DP 2 s.d 5 : 16% dibagi 4 Bln : Hari ke 60 s.d hari ke 150 setelah UTJ
Akad Kredit - KPR 80% : 1 bulan sejak pelunasan DP
- 10 KPR 6 (DP Min 50% = 17 Bulan)**
- DP 1a : 1.47% : Hari ke 15 setelah UTJ
DP 1b : 1.47% : Hari ke 30 setelah UTJ
DP 2 s.d 17 : 47.06% dibagi 16 Bln : Hari ke 60 s.d hari ke 510 setelah UTJ
Akad Kredit - KPR 50% : 1 bulan sejak pelunasan DP
- Harga Jual Termasuk :**
- 1 PPN 10% (Apabila terjadi peraturan pemerintah yang menyebabkan tarif PPN berubah, maka selisihnya ditanggung dan wajib dibayarkan pembeli pada saat pembayaran angsuran)
- Harga Jual Belum Termasuk:**
- 1 Cara Bayar KPR : harga belum termasuk Biaya KPR
2 Biaya surat surat : BBN & BPHTB, AJB
(Segala kekurangan biaya pajak yang mengalami perubahan akibat peraturan pemerintah ditanggung dan wajib dibayarkan pembeli sebelum AJB ditandatangani)
- CATATAN :**
- 1 Unit yang sudah dibeli tidak dapat ditukar/diganti
2 Penandatanganan PPJB (Perjanjian Pengikatan Jual Beli) 30 hari setelah tanda jadi
3 Bank Pemberi Kredit :
BCA, BRI, MAYBANK, BTN, BNI, OCBC NISP, MANDIRI, UOB, CCB, DANAMON, CIMB NIAGA, BNI SYARIAH, BRI SYARIAH, PERMATA, PANIN SYARIAH, PANIN
- 4 **Ketentuan Khusus cara bayar KPR:**
- a. Pembeli dengan status KPR 1 : cara bayar yang bisa dipilih dari harga KPR 1, KPR 2-5, & KPR 6
b. Pembeli dengan status KPR 2-5 : cara bayar yang bisa dipilih dari harga KPR 2-5 & KPR 6
c. Pembeli dengan status KPR 6 : cara bayar yang bisa dipilih HANYA dari harga KPR 6
d. Penentuan bahwa pembeli merupakan KPR 1, KPR 2-5 atau KPR 6, dst berdasarkan Analisa BI-Checking yang dilakukan Bank pemberi Kredit pada saat proses KPR dilaksanakan
e. Besaran Suku Bunga, Down Payment (DP), dan syarat syarat mengenai KPR akan mengikuti ketentuan yang ditetapkan oleh Bank Pemberi Kredit
- 5 Harga dan ketentuan dapat berubah sewaktu waktu tanpa pemberitahuan terlebih dahulu
6 Dokumen KPR lengkap wajib diberikan ke developer :
a. KPR 1 dan KPR 2-5 : maksimal **2 Minggu** setelah UTJ / Booking Fee
b. KPR 1, KPR 2-5, KPR 6, dst. dengan **cicilan DP lebih dari 3 bulan : 3 bulan sebelum DP lunas**
- 7 Untuk Pengalihan Hak / Ganti Nama ke 2, dst berlaku sesuai Surat Pesanan (**Pph Final 2.5% + Biaya Admin 2.5%**)
8 Serah Terima bangunan : **18 bulan sejak Uang Tanda Jadi**

NOTE:

- 1 CASH / CASH TAHAP : UTJ diperhitungkan di Total Harga
2 KPR : UTJ diperhitungkan di Total DP

