

Prices as on 28th Feb 2025 , Phase-1

All Price are in (Lacs)

Type of Unit	Unit Price			
Realization				
	PL-1 (%)	PL-2 (#)	PL- 3(\$)	PL- 6
UDS = 1083 Sq ft				
Lavender (3 BHK)				
Ground floor	NA	146.20	139.98	NA
1st Floor	151.57	145.39	139.22	NA
2nd Floor	153.25	147.00	140.75	NA
3rd Floor	154.93	148.61	142.29	NA
4th Floor	149.89	143.78	137.68	NA
UDS = 918 Sq ft				
Magnolia (2BHK)				
Ground floor	118.35	113.26	108.16	NA
1st Floor	119.76	114.60	109.45	104.30
2nd Floor	121.17	115.95	110.74	105.53
3rd Floor	122.58	117.30	112.03	106.75
4th Floor	116.94	111.91	106.87	101.84
UDS = 919 Sq ft				
Penthouse (2 BHK)				
5th Floor	NA	NA	NA	185.00
UDS = 665 Sq ft				
Vrinda (1 BHK)				
Ground floor	80.76	NA	73.74	70.22
1st Floor	81.81	NA	74.69	71.14
2nd Floor	82.86	NA	75.65	72.05
3rd Floor	83.90	NA	76.61	72.96
4th Floor	79.71	NA	72.78	69.31

Type	Advance Reducable Interest Free Management Fee + GST	I&BA Charges + GST	Documentation Charges + GST	Parking
Lavender (3 BHK)	219300 + GST	52816 + GST	10000 + GST	Covered/Open
Magnolia 1 (2 BHK)	184050 + GST	44766 + GST	10000 + GST	Open
Penthouse (2 BHK)	196650 + GST	46885 + GST	10000 + GST	Covered
Vrinda (1 BHK)	136800 + GST	32439 + GST	10000 + GST	Not Applicable

Note: Stamp Duty and registration charges would be payable as applicable & GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender (3 BHK)	1462 sq ft (135.82 sq m)	1005 sq ft (93.37 sq m)	102.79 sq ft (9.55 sq m)
Magnolia (2 BHK)	1227 sq ft (113.99 sq m)	836.14 sq ft (77.68 sq m)	102.79 sq ft (9.55 sq m)
Penthouse (2 BHK)	1311 sq ft (121.79 sq m)	880.60 sq ft (81.81 sq m)	102.79 sq ft (9.55 sq m)
Vrinda (1 BHK)	912 sq ft (84.72 sq m)	597.50 sq ft (55.51 sq m)	82.88 sq ft (7.70 sq m)

IMPORTANT INFORMATION REALTED TO STAMP DUTY

Documents to be executed and Stamp Duty and Registration Charges Applicable –

In Tamil Nadu earlier there were two type of documents that were executed and registered for a Unit- one was Construction Agreement and another was sale deed/sub lease deed for undivided share in land (UDS). The stamp duty and registration charges applicable on Construction Agreement were 1% and 3 % respectively. Stamp Duty and Registration Charges applicable on Sale Deed/Sub Lease Deed for UDS was 7% and 2% respectively.

However, government of Tamil Nadu vide G.O. No. 131 dated 01.12.2023 decided to do away with the current procedure of registering of 2 documents separately for land & building and instead has introduced a procedure of single sale deed/sub lease deed for the units however there is no clarity as to the agreement to be executed for the unit and stamp duty & registration charges applicable on the same. As per the Sub Registrar there is no clarity on applicability of the stamp duty & Registration Charges on the Construction agreement and their is ambuguty as the the categorisation of the categorization of the agreement under construction agreement or not.

The documents will be registered as and when clarity is obtained. However, if the Government does not revoke the said circular, the allottee will accordingly be liable and responsible to pay the stamp duty and registration charges applicable as per current structure on agreement /lease deed or amendments introduced from time to time.

Phase 1

Construction Link Plan (CLP)

a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of Foundation	15%
d	On Completion of first floor roof	15%
e	On Completion of third floor roof	15%
f	On Completion of internal plaster	10%
g	On completion of flooring	10%
h	On Completion of external painting	10%
i	Within 30 Days from the date of offer of possession	5%

S No.	Stage Wise time schedule of completion	Expected Completion Date for Ph 1
1	Completion of Structure of the Building	31st July 2025
2	Completion of Internal Building work and Development works	30th November 2026
3	Obtaining completion certificate	31st January 2027
4	Commencement of Handover with Grace Peroid of Eigh Months	30th September 2027

Note: Handing over of every phase undergoes a set of standard process. It includes checking of unit, clearance of payment, preparation of registration documents, registration and possession of unit. This process normally takes 2-3 months of time for all units to get handed over after the receipt of completion certificate.



AREA DETAILS

- **'CARPET AREA as per RERA'** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- **BUILT -UP AREA** is the sum of carpet area together with exclusive balcony /verandah area{covered or uncovered } and the area under the external wall , in case there being a common wall between 2 apartment then 50% of the thickness of such wall.
- **SUPER AREA** has no commercial bearing. However, before applicability of Real Estate Regulation Act, immovable properties were generally sold on Super area basis. It is now very difficult for the allottees to compare between the unit sold on Super Area and the units being sold on Carpet Area basis. Therefore, for the purpose of making it comparable with the properties sold prior to applicability of Real Estate Regulation Act, Super Area of the unit is being provided. Consideration of the unit is dependent on Carpet Area and exclusive balcony or verandah.



PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of “ **M/S.KAIRAV DEVELOPERS LTD SWARANG PH- 1 MASTER COLLECTION ACCOUNT**”, A/c No:"777705223329" for Ph 1.
- The above mentioned price of units is exclusive of following charges :-

Pursuant to government Notification No. 3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective GST rates for residential property in a Residential Real Estate Project are as under :		
	Affordable Residential Apartments (i.e. Residential Flat having value upto Rs. 45 lakhs <u>and</u> carpet area upto 90 sqm in Non-metro cities/towns)	1%
	Residential Apartments other than Affordable Residential Apartments	5%

- Advance Reducible Interest Free Management Fee @ Rs 150/- sq ft + GST would be one month before possession. in favour of “Ashiana Maintenance Services LLP”. ARIFMF is a non-refundable managerial fee paid by the allottee to the maintenance agency for the research conducted, corporate exp, hiring , training and innovation introduced from time to time as and when required for upscaling and to meet the needs for making life of seniors comfortable. The ARIFMF so paid shall be valid for a period of 15 years (fifteen years) amortized monthly up to 15 years (fifteen years). After expiry of fifteen years the Allottees shall pay a fresh management fee to the Maintenance Agency as determined by the Maintenance Agency at the relevant time. However, if the buyer transfers the apartment within 15 years, the balance of the management fee after deducting the indirect cost and management fee on pro-rata basis after receiving fresh ARIFMF from new buyer, will be refunded. The new buyer will have to pay a fresh maintenance fee at the then prevailing rates.

Upfront Maintenance of 12 months would be charged one month before possession in favour of ‘Ashiana Maintenance Services LLP’

Additional Payments-

- Documentation Charges:** Rs. 10,000/- + GST is payable at the time of possession.
- Tax Deduction:** A 1% tax deduction is required on the unit price of Rs. 50 Lakhs (without GST) or more. This amount must be deducted from each payment, and the buyer is responsible for submitting the TDS certificate to the builder.
- Govt Infrastructural and Basic Amenities Charges (I&BA Charges):** These charges are paid to the Directorate of Town and Country Planning (DTCP) and to be paid by the allottee proportionately by rs. 47.68/- on the basis of carpet area plus balcony area of the unit to the total carpet area plus balcony area of the whole project.
- Electricity Charges:** The allottee will pay electricity charges directly to the Electricity department.
- Management and Maintenance of the Project:** Management and Maintenance of the project is undertaken by the separate independent entity and the allottee will be required to pay the following charges: -

Advance Reducible Interest-Free Management Fee: Rs 150/- additional GST per sqft.

Upfront Maintenance Charges: Rs 13.46/- additional GST per sqft.

Note :- The above charges may change as per change in Govt. Charges .

MISCELLANEOUS :-

- Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.
- The Promoter represents that it has earmarked vehicle parking space exclusive use of each 2 BHK, 2BHK Penthouse and 3 BHK apartment.
- The Promoter represents that 1 BHK apartment will not be earmarked individual vehicle parking space and the parking space so available after earmarking for 2 BHK, 2BHK Penthouse and 3 BHK available will be used jointly by 1 BHK allottee and visitors of the said Project and Whole Project on first come first park.
- All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the Company or competent authority sanctioning such plans.

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on : 24/08/2024

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Security	* 24 x7 hours gate management. Over all security management of the society	9.81
Horiculture	* Upkeep and maintain the green space of the project	
Houskeeping	* Upkeep of the common area * Once daily mopping & brooming inside unit * Once a month deep cleaning inside unit * Garbage management	
Repair & Maintenance Services	* Regular maintenance of common area. (Electrical, Plumbing, Mason and etc.)	
Annual maintenance Charges(AMC)	* Maintenance and support for a specific equipment and asset.	
Transportation (6 times a day for 6 days in a week)	* It provide to access local market, bank, hospital, recreation and etc.	
Emergency Response and First Aid	* Emergency Response system and nurse on campus with first aid facility. * Ambulance and tie-up with Doctor for OPD five times in a week. * Ambulance, nurse, doctors part of maintenance charges but we also charge nominal charges towards the services.	
Dining hall manpower	* Café manpower is part of Fixed expenses	
Club house management	* The administration, coordination, and oversight of activities and services within a clubhouse setting.	
Administration & Activities	Administration and activities management, salaries, accounts, stores, telephone cost, management newsletter, stationary and activity centre.	2.90
Floating Charges	* Power and water required for common areas, common lighting, running of pumps, lifts, activity centre, dining services etc. * Running cost of generator (diesel & mobil) shared proportionately as per usage of area.	
Capital	* To Cover the major capital repairs, replacements of equipment (transformer, generator, lift cage etc) and facilities along with periodic outside painting of the building, water network, Gym Equipment, CCTV, LPG, Swimming pool, Golf Cart, Shuttle services & relaying of road	0.75
Total Charges		13.46 + GST &/or other taxes (if applicable)

NOTE:

- The above working of cost is as per our estimates as date and will vary in cost and scope of work at the time of possession.
- This time we are charging per day Rs 230 + GST for the three meals and two time Tea/coffee in Ashiana Shubham. This is only indicative and final charges would be shared at the time of handover.
- Common maintenance charges for a period of 12 months (to be determined at the time of offer of possession) would be taken in advance, on the basis of area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- Management and Maintenance of the project will be undertaken by the separate independent entity/company i.e Ashiana Maintenance Services LLP.

RERA -Reg.No for Ph 1 "TN/35/BUILDING/0057/2024"