

Price as on 26th August 2019 [Phase-IV,VIII & G.G Villas]

All Price are in (Lacs)

Type of Unit	Unit Price				
	PL-1 (%)	PL-2 (#)	PL-3 (\$)	PL-4 (*)	PL-5
Type of Unit					
Villas Type					
Emerald Villa	97.75 SOLD	93.50	NA	NA	NA
Ruby Villa	75.48 SOLD	74.8 SOLD	72.76	71.40	68.00
Pearl Villa	NA	66.00	63.00 SOLD	NA	60.00
Phase - VIII					
Floor Mangolia (2 BHK + 2T + Study)					
Ground Floor	NA	41.1C SOLD	38.95 SOLD	37.4E SOLD	39.65 SOLD
1st Floor	NA	39.63 SOLD	37.55 SOLD	35.8E SOLD	38.24
2nd Floor	NA	39.0E SOLD	37.0E SOLD	35.37 SOLD	37.74
Phase - IV					
Floor - Mangolia (2 BHK + 2T + Study)					
Ground Floor			40.00		
1st Floor			38.96		
2nd Floor			38.44		
Floor - Mangolia II (2 BHK + 2T)					
Ground Floor			34.78 SOLD		
1st Floor			33.74 SOLD		
2nd Floor			33.22 SOLD		
Floor - Iris II (2 BHK + 2T)					
Ground Floor			32.70 SOLD		
1st Floor			31.66 SOLD		
2nd Floor			31.14 SOLD		
Floor Iris (2 BHK + 2T)					
Ground Floor			31.14 SOLD		
1st Floor			30.10 SOLD		
2nd Floor			29.58 SOLD		

Additional Charges

Type	Water Infrastructure Charges (Approx)	Interest Free Maint. Security	Documentation Charges (Within 30 days from possession)	Wiremesh (Optional) *
Villa Tulip (4 BHK + 4T + Staff)	103740	49400	7000	41500
Villa Lavender (3 BHK + 4T + Staff)	77490	36900	7000	27000
Mangolia (2 BHK + 2T + Study)	55650	26500	7000	25400
Mangolia II (2 BHK + 2T)	47334	22540	7000	25400
Iris (2 BHK + 2T)	42420	20200	7000	22000
Emerald Villa (4Bhk + 3T + Store)	104328	49680	7000	N/A
Ruby Villa (3 Bhk + 3T + Store)	81438	38780	7000	N/A
Pearl Villa (3Bhk + 3T + Store)	65898	31380	7000	N/A

Note: * For wiremesh Rs. 2500/- extra of corner units.

: Stamp duty and registration charges would be payable as applicable & GST is over and above of mentioned prices/ charges.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Villa Tulip (4 BHK + 4T + Staff)	2470 sq ft (229.47 sq m)	1722 sq ft (159.99 sq m)	114 sq ft (10.57 sq m)
Villa Lavender (3 BHK + 4T + Staff)	1845 sq ft (171.40 sq m)	1215 sq ft (112.83 sq m)	143 sq ft (13.25 sq m)
Mangolia (2 BHK + 2T + Study)	1325 sq ft (123.10 sq m)	868 sq ft (80.66 sq m)	122 sq ft (11.37 sq m)
Mangolia II (2 BHK + 2T)	1127 sq ft (104.70 sq m)	717 sq ft (66.60 sq m)	111 sq ft (10.34 sq m)
Iris II (2 BHK + 2T)	1060 sq ft (98.47 sq m)	707 sq ft (65.67 sq m)	64 sq ft (5.93 sq m)
Iris (2 BHK + 2T)	1010 sq ft (93.83 sq m)	696 sq ft (64.62 sq m)	61 sq ft (5.65 sq m)
Emerald Villa (4 BHK + 3T + Store)	2484 sq ft (230.77 sq m)	1731 sq ft (160.86 sq m)	112 sq ft (10.38 sq m)
Ruby Villa (3 BHK + 3T + Store)	1939 sq ft (180.14 sq m)	1417 sq ft (131.65 sq m)	56 sq ft (5.18 sq m)
Pearl Villa (3 BHK + 3T + Store)	1569 sq ft (145.76 sq m)	1176 sq ft (109.28 sq m)	42 sq ft (3.93 sq m)

Schedule of Payments

Price as on 26th August, 2019 (Phase- IV,VII)	Floor	Villa
a. At the time of booking	10%	10%
b. Within 45 days from booking	10%	10%
c. On commencement of construction	10%	10%
d. On laying of ground floor roof	10%	10%
e. On laying of first floor roof	10%	20%
f. On laying of second floor roof	10%	-
g. On completion of internal plaster	10%	10%
h. On completion of flooring	10%	10%
i. On completion of external painting	10%	10%
j. Within 30 days from the date of offer of possession	10%	10%

Early Payment Benefit Plan (EPBP)			
Benefit @ 5% for PH -IV @ 5 % for G.G Villas	Benefit	Floor	Villa
a. At the time of booking		10%	10%
b. Within 45 days from booking		10%	10%
c. On completion of foundation		40%	40%
d. On laying of ground floor roof		-	15%
e. On laying of first floor roof		15%	20%
f. On laying of second floor roof		20%	-
g. Within 30 days from the date of offer of possession		5%	5%
Rental Scheme for Phase- IV			
We share rent with our unique Rental Scheme. For details, please contact our Sales Executives (Fixed Rental Cheques of Rs.7500 for 2bhk and Rs. 9500 for 2bhk+study till Nov. 2021)			

Schedule of Construction of Project

- Ph-I, Ph-II, Ph-III, Ph-V & Ph-VII Possession Started

S. No.	Stage of Phase VIII	Expected Completion Date of Phase VIII
1.	Completion of Structure of the Building	December, 2018
2.	Completion of Internal building work and development work	May, 2020
3.	Obtaining Completion Certificate	May, 2020
4.	Grace period of six months	November, 2020
5.	Commencement of Handover	November, 2020

S. No.	Stage of Phase IV	Expected Completion Date of Phase IV
1.	Completion of Structure of the Building	September, 2020
2.	Completion of Internal building work and development work	November, 2021
3.	Obtaining Completion Certificate	November, 2021
4.	Grace period of six months	May, 2022
5.	Commencement of Handover	May, 2022

S. No.	Stage of G.G Villas	Expected Completion Date of G.G Villas
1.	Completion of Structure of the Building	December, 2020
2.	Completion of Internal building work and development work	March, 2022
3.	Obtaining Completion Certificate	April, 2022
4.	Grace period of six months	October, 2022
5.	Commencement of Handover	October, 2022

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 70 days time for all units to get handed over after the receipt of occupancy 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.

From 2019 [**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 '**Gulmohar Gardens Phase - 8'** for phase-8, '**Gulmohar Gardens Phase-4'** for phase-4 and '**GUL GDN VILLAS U/O AMB MASTER COLL AC No '50200037868473 '**
- Deduction of Tax @ 1% on the total price of the unit of Rs.50 Lac or above would be required. The amount is to be deducted on every payment & the submission of TDS Certificate to builder would be the responsibility of the allottee.
- Interest Free Maintenance Security and Upfront Maintenance of 12 months would be payable within 20 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP.**
- Extra lawn area (For Private use only) is available with certain villas/ground floors at an extra cost of Rs. 500/- sq ft, for Villa & Rs. 300/- sq ft for floors will increase/decrease on final measurement proportionately.
- Each buyer shall proportionately contribute towards creation of water infrastructure upto the project. This would be on actual cost basis are currently estimated as Rs. 42/- sq ft. The contribution per unit shall be contributed at the time of possession or incurred whichever is earlier. Additional contribution per unit may be collected/refunded as per actual cost incurred.
- Above mentioned prices are subject to change without notice.

MISCELLANEOUS

- All units have been provided with access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipeline.
- Exclusive right to use of roof is available for the 2nd floor buyer only. However, no construction will be allowed or done on the roof.
- All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the promoter or competent authority sanctioning such plans.

Price as on 26th August 2019 (Phase- IV)

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 24th June 2019

Activity	Details	Cost / sq ft on Super Area/Month (in)
Security	24 Hours security, along with maintaining the entry.	1.03
Horticulture	Will take care of the health of the lawns, greenery and all trees and flowers in the complex.	
Sweeping/ refuse disposal	Sanitation and cleaning of the common areas with garbage collection and disposal.	
Operation of STP, generator, water pump	Operators for the whole complex for power back up and working of Sewerage Treatment Plant.	
Repair & maintenance	On call electrician, plumbers services, helper & mason for the maintenance of the complex and lifeguard for pool.	
Administration cost	Administrative, accounting, stationary and miscellaneous cost.	
Power Supply Charges	Power required for common lighting, running of pumps, lifts, sewerage Treatment plant etc. and running of generator (diesel and mobil) shared proportionately.	0.36
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.33
Total Charges		1.80 + 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.
- 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 super area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed separately on monthly basis and is not included in our 12 months upfromt chrages.
- Services will be provided by 'Ashiana Maintenance Services LLP'.