

Vrinda Gardens, Jaipur
Price List - effective from :- 24 October,16 (Phase-I and Phase-II)

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of Super Built up area	Rate/sq ft of Super Built up area	Rate/Unit for amenities	Basic Cost	
	sq ft	sq mt	sq ft	sq mt	Phase-1	Phase-2		Phase-1	Phase-2
Tulip (3 BHK + Staff +Utility)									
1st to 4th Floor	1845	171.40	1478	137.31	3250	NA	225000	6221250	NA
5th to 9th Floor	1845	171.40	1478	137.31	3150	NA	225000	SOLD OUT	NA
10th to 12th Floor	1845	171.40	1478	137.31	3050	NA	225000	5852250	NA
Lavender (3BHK + 2 toilets)									
1st to 4th Floor	1490	138.42	1191	110.65	3250	3270	225000	5067500	5097300
5th to 9th Floor	1490	138.42	1191	110.65	3150	3170	225000	4918500	4948300
10th to 12th Floor	1490	138.42	1191	110.65	3050	3070	225000	4769500	4799300
Magnolia (2 BHK)									
1st to 4th Floor	1175	109.16	942	87.51	3250	3270	225000	4043750	4067250
5th to 9th Floor	1175	109.16	942	87.51	3150	3170	225000	3926250	3949750
10th to 12th Floor	1175	109.16	942	87.51	3050	3070	225000	3808750	3832250

Preferential Location Charges :-

Type A - 11 % of Basic Cost
 Type B - 5 % of Basic Cost
 Type C - 2.5 % of Basic Cost

Parking Upgradation Charges (if available) :-

Extra Large - Rs. 1,50,000
 Covered - Rs. 1,00,000

Additional Parking Charges (if available) :-

Basement - Rs. 1,25,000
 Open - Rs. 1,50,000

- 1 All units are provided with a facility of one Open car parking, access to Club House and swimming pool, connection to sewerage treatment plant, electricity connection & gas pipe connection.
- 2 All cheques / drafts to be made in favour of "Vrinda Gardens".
- 3 Service tax and/or any other tax would be payable over and above
- 4 Interest Free Maintenance Security @ Rs 25/- sq ft and upfront maintenance of 12 months would be charged in advance.
 These cheques / drafts to be made in favour of "Ashiana Maintenance Services Ltd." payable at Jaipur/Delhi one month before possession.
- 5 Additional Stamp duty and Registration Charges would be payable as applicable.

Note A. Built - up Area = Super Built - up Area - 20%.

Note B. Built up area = "BUILT UP AREA" shall mean the area measured at the floor level of the flat comprised in the "Unit" taking the external dimension of such flat including the area of the balcony and the verandah provided. However in case of common walls separating one flat from the other only 50% of the area covered by such common walls shall be taken.

Note C. The final built-up area of the unit may vary maximum up to ± 5% of the area quoted above. If this variation exceeds 5%, then consideration will be adjusted proportionately.

Note D. The basement parking facility would get ready along with the completion of the entire project. In the meantime, open parking would be provided temporarily.

Vrinda Gardens, Jaipur
Price List - effective from :- 24 October, 16 (Phase-III)



Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of Super Built up area	Rate/Unit for amenities	Basic Cost
Lavender I (3BHK + 3 toilets)							
1st to 4th Floor	1677	155.80	1341	124.58	3270	225000	5708790
5th to 9th Floor	1677	155.80	1341	124.58	3170	225000	5541090
10th to 12th Floor	1677	155.80	1341	124.58	3070	225000	5373390

Preferential Location Charges :-

Type A - 11 % of Basic Cost
 Type B - 5 % of Basic Cost
 Type C - 2.5 % of Basic Cost

Parking Upgradation Charges (if available) :-

Covered - Rs. 1,00,000

Additional Parking Charges (if available) :-

Basement - Rs. 1,25,000
 Open - Rs. 1,50,000

- ① All units are provided with a facility of one Open car parking, access to Club House and swimming pool, connection to sewerage treatment plant, electricity connection & gas pipe connection.
- ② All cheques / drafts to be made in favour of "Vrinda Gardens".
- ③ Service tax and/or any other tax would be payable over and above
- ④ Interest Free Maintenance Security @ Rs 25/- sq ft and upfront maintenance of 12 months would be charged in advance.
 These cheques / drafts to be made in favour of "Ashiana Maintenance Services Ltd." payable at Jaipur/Delhi one month before possession.

⑤ Additional Stamp duty and Registration Charges would be payable as applicable.

Note A. Built - up Area = Super Built - up Area - 20%.

Note B. Built up area = "BUILT UP AREA" shall mean the area measured at the floor level of the flat comprised in the "Unit" taking the external dimension of such flat including the area of the balcony and the verandah provided. However in case of common walls separating one flat from the other only 50% of the area covered by such common walls shall be taken.

Note C. The final built-up area of the unit may vary maximum up to ± 5% of the area quoted above. If this variation exceeds 5%, then consideration will be adjusted proportionately.

Note D. The basement parking facility would get ready along with the completion of the entire project. In the meantime, open parking would be provided temporarily.

SCHEDULE OF PAYMENTS

Construction Link Plan (CLP)	
a. At the time of Booking	10%
b. Within 30 days from Booking	10%
c. On Commencement of Construction	10%
d. On Laying of First Floor Roof	10%
e. On Laying of Fifth Floor Roof	10%
f. On Laying of Eighth Floor Roof	10%
g. On Laying of Twelfth Floor Roof	10%
h. On Completion of Internal Plaster	10%
i. On Completion of External Plaster	10%
j. On completion of External Painting	5%
k. One Month before possession	5%

Time Linked Plan	
a. At the time of Booking	10%
b. Amount Payable by 3rd month from booking	10%
b. Amount Payable by 6th month from booking	15%
c. Amount Payable by 8th month from booking	10%
d. Amount Payable by 11th month from booking	15%
e. Amount Payable by 13th month from booking	10%
f. Amount Payable by 15th month from booking	10%
g. Amount Payable by 18th month from booking	10%
h. One Month before possession	10%

Early Payment Benefit Plan (EPBP):-			
	Ph-I	Ph-II	Ph-III
a. At the time of Booking	10%	10%	10%
b. Within 30 days from Booking	85%	85%	10%
c. On Completion of foundation	-	-	40%
d. On Laying of Second Floor Roof	-	-	10%
e. On Laying of Sixth Floor Roof	-	-	10%
f. On Laying of Nineth Floor Roof	-	-	10%
g. On Laying of Twelfth Floor Roof	-	-	5%
h. One Month before possession	5%	5%	5%

EMI Sharing Plan for Phase-II							
For Example:-				Dated :24th October 16			
* 2 BHK (Area - 1175 sq.ft)							
* Floor-12th							
* Total cost of flat = Rs. 3832250/- (excluding service tax)							
Payment Terms		Installments (Rs.)	Total Home Loan EMI	66% EMI shared by Ashiana	34% EMI shared by Customer	Months	Amount paid by Ashiana
At the time of Booking	10%	383225	self				
Within 30 days from Booking	10%	383225	self				
Within 60 days from Booking	75%	2874188	25120	16579	8541	10	165795
One Month Before Possession	5%	191613	26795	17685	9110	1	17685
Total	100%	3832250				11	183479
	Total Cost	Amount Paid by Ashiana	Net cost of flat				
Net Cost of Flat = (Total Cost - Amount paid by Ashiana)	3832250	183479	3648771				

- Note:-**
- Please note the above calculation is based on Home loan rate @ 9.50% for 25 years.
 - This scheme is only available with home loan cases.
 - All post dated cheques would be handed over to the customer after receipt of 60 % of the payment.

- Likely date of possession
 - For **Phase-I** is **September 2016**
 - For **Phase-II** is **June 2017**
 - For **Phase-III** is **27 months from the start of construction**

Note : Every phase will take 3-4 months time for handing over of all units after the start of the possession.

Note : Club house will be operational by October 2016.

- Above mentioned prices are subject to change without notice.
- Deduction of Tax @1% on the cost of the unit of 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 buyer.
- 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.
- Each buyer shall proportionately contribute towards creation of water infrastructure upto the project. This would be on actual cost basis and currently estimated as Rs. 62/- per 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.
- Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.
- The Parking Space allotted shall be used for parking of specific number of vehicles for which the said space is allotted. The Buyer shall not be allowed to park vehicle/s more than permitted at the space allotted. No vehicle more than the parking space allotted shall be allowed inside the Complex.

BUDGET FOR MANAGEMENT AND MAINTENANCE COST

as on 17 Sept, 2016

Activity	Details	Cost/ sq. ft./ month (in Rs.)	
Security	24 Hours security, along with manning the entry.	1.49	
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 STP.		
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 mobile) shared on proportionately basis		0.27
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.		0.38
Total Charges		2.14	

NOTE:

- ① 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 + service taxes and any other levies as applicable from time to time shall be payable extra.
- ② Service tax or any other tax would be payable over and above.
- ③ Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- ④ 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.