

Total Price as on 27th Oct-19 [Phase-I, II, IIIA, IIIB and IV]

All Price are in ( Lacs)

Type of Unit	Unit Price						
	Phase - I & II						
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL-4 (+)	PL-5 (@)	PL-6 (\$)	PL- 7 (Blank )
<b>Tulip ( 3 BHK+3B + Staff +Utility)</b>							
1st to 9th Floor	72.79	NA	70.31	NA	NA	65.02	NA
10th to 12th Floor	68.55	NA	NA	NA	NA	NA	NA
<b>Lavender (3BHK + 2B)</b>							
1st to 9th Floor	58.87	NA	56.83	NA	53.76	52.50	51.22
10th to 12th Floor	55.87	NA	53.52	NA	50.61	49.44	48.54
<b>Magnolia (2 BHK +2B + Utility)</b>							
1st to 9th Floor	NA	NA	46.40	NA	NA	NA	41.92
10th to 12th Floor	NA	NA	43.79	NA	NA	39.53	38.87
<b>Phase - IIIA</b>							
<b>Lavender I (3BHK + 3B)</b>							
1st to 9th Floor	66.24	NA	63.36	NA	NA	58.52	57.09
10th to 12th Floor	62.30	NA	59.64	NA	NA	55.08	54.03
<b>Phase - IIIB</b>							
<b>Iris ( 4BHK +Staff+3B)</b>							
1st to 9th Floor	NA	89.35	NA	85.48	83.54	NA	79.67
10th to 12th Floor	NA	86.59	NA	82.84	80.96	NA	NA
<b>Lavender (3BHK + 2B)</b>							
1st to 4th Floor	NA	56.58	NA	NA	52.98	51.79	50.39
5th to 9th Floor	NA	57.58	NA	NA	53.98	52.79	NA
10th to 12th Floor	NA	54.87	NA	NA	51.39	50.23	NA
<b>Magnolia I (2BHK + 2B)</b>							
1st to 4th Floor	NA	NA	44.57	NA	42.28	41.33	40.18
5th to 9th Floor	NA	NA	45.53	NA	43.29	NA	41.18
10th to 12th Floor	NA	NA	42.74	NA	40.55	NA	38.53
<b>Phase - IV</b>							
<b>Lavender I (3BHK + 3B)</b>							
1st to 4th Floor	68.50	66.72	66.13	65.54	62.00	60.52	59.05
5th to 9th Floor	70.44	68.61	68.01	67.40	63.76	62.24	60.72
10th to 12th Floor	66.54	64.82	64.25	63.68	60.24	58.80	57.37

**Additional Charges**

Type	Interest Free Maint. Security	Documentation Charges (with in 20 days of possession)	Wiremesh (Optional)*	Water infrastructure Charges
Iris (4BHK+ Staff+3T)	60375	7000	32500	101430
Tulip (3 BHK+3T + Staff +Utility)	46125	7000	29600	77490
Lavender (3BHK + 2T)	37250	7000	27000	62580
Lavender I (3BHK + 3T)	41925	7000	27000	70434
Magnolia (2 BHK +2T + Utility )	29375	7000	24500	49350
Magnolia I (2 BHK +2T)	30775	7000	21000	55482

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
Iris (4BHK+ Staff+3T)	224.35 sq m (2415 sq ft)	150.40 sq m (1619 sq ft)	19.23 sq m (207 sq ft)
Tulip (3 BHK+3T + Staff +Utility)	171.40 sq m (1845 sq ft)	115.87 sq m (1247 sq ft)	12.88 sq m (139 sq ft)
Lavender (3BHK + 2T)	138.42 sq m (1490 sq ft)	92.21 sq m (993 sq ft)	10.26 sq m (110 sq ft)
Lavender I (3BHK + 3T)	155.80 sq m (1677 sq ft)	106.22 sq m (1143 sq ft)	10.70 sq m (115 sq ft)
Magnolia (2 BHK +2T + Utility )	109.16 sq m (1175 sq ft)	74.96 sq m (807 sq ft)	6.04 sq m (65 sq ft)
Magnolia I (2 BHK +2T)	114.36 sq m (1231 sq ft)	74.97 sq m (807 sq ft)	10.61 sq m (114 sq ft)

RERA Reg. No. RAJ/P/2018/640 For Phase -IIIB & RAJ/P/2019/1047 For Phase -IV

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### Schedule of Payments

Construction Link Plan 1 (CLP 1) Ph-IV	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On commencement of construction	10%
d. On completion of first floor roof	10%
e. On completion of fifth floor roof	10%
f. On completion of eighth floor roof	10%
g. On completion 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. Within 30 days from the date of offer of possession	5%

Construction Link Plan-2 (CLP-2) Benefit: Ph-3B @ 3% 2bhk & 3bhk, 4% in 4bhk. 6% in Ph-IV		
	Ph-3B 3% in 2bhk & 3bhk, 4% in 4bhk	Ph-IV @ 6%
a. At the time of booking	10%	10%
b. Within 30 days from booking	10%	10%
c. On completion of foundation	20%	20%
d. On completion of second floor roof	20%	20%
e. On completion of fourth floor roof	10%	10%
f. On completion of sixth floor roof	10%	10%
g. On completion of ninth floor roof	5%	5%
h. On completion of twelfth floor roof	5%	5%
i. Within 30 days from the date of offer of possession	10%	10%

### Schedule of Construction of Project

Phase-I , II & IIIA Ready to move in

S. No.	Stage	Expected Completion Date Phase IIIB	Expected Completion Date Phase IV
1.	Completion of Structure of the Building	August 2019	October 2020
2.	Completion of Internal building work and development work	October 2020	February 2022
3.	Obtaining Completion Certificate	November 2020	June 2022
4.	Grace period of six months	April 2021	December 2022
5.	Commencement of Handover	April 2021	December 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 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.
- '**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.

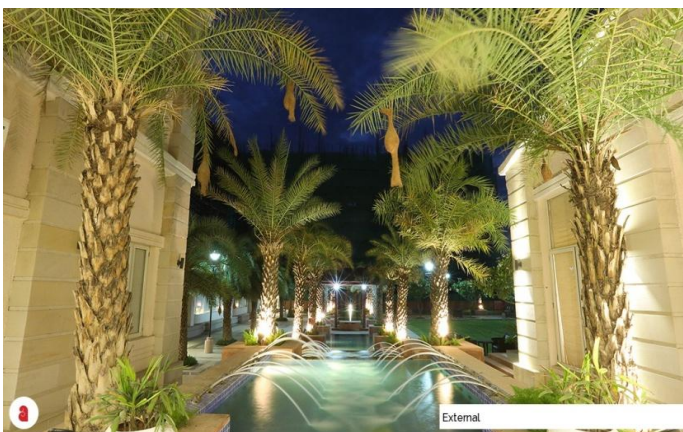


## PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of 'VRINDA GARDENS A U/O Vista Housing Escrow' for Ph-I & II & 'VRD GDN PH3A UO VH MASTER COLLECTION A/C' for Ph-III A and 'VRINDA GARDENS PH3BUO VH MASTER COLL A/C' for Ph-III B and ' Vrinda Gardens Ph-4 AUO VH MASTER COLLAC ' for Ph-IV.
- 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 ( Approx )would be payable within 20 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP**'.
- Each buyer shall proportionately contribute towards creation of water infrastructure up to the project. This would be on actual cost basis and currently estimated as Rs. 42/- 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. There are no given timelines from PHED for water infrastructure, and information will be shared as available.
- For wiremesh requirement please inform booking officer at the time of booking.
- 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.
- The allottee(s) understands that the project Comprises of open and Covered parking spaces spread across the whole project. For day to day Comfort of all residents the Promoter has earmarked parking space for the exclusive use of each unit. Those Allottee who have not availed the option of covered parking will be earmarked open parking. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked and some units maybe earmarked with more than one parking.
- The basement parking facility would get ready along with the completion of the entire project. In the meantime, open earmarked parking would be provided temporarily.
- 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.



# Comfort Homes, Jaipur

## BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 4th Oct'18

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.51
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.	0.53
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.38
<b>Total Charges</b>		<b>2.42 + GST+ Running Water Charges &amp;/or other taxes (if applicable)</b>
<b>The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis, the cost may vary time to time.</b>		Rs. 600 + GST monthly (Yearly Rs. 7,200 + GST) approx for occupied units
		Rs. 300 + GST monthly (Yearly Rs. 3,600 + GST) approx for Un occupied units

**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 Approx (to be determined one month before 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 seperately on monthly basis and is not included in our 12 months upfront charges.
- Services will be provided by 'Ashiana Maintenance Services LLP'.

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