Comfort Homes, Jaipur

gulmohar gardens
A joint project by
ashiana | Mangalam BDL

Price as on 28 Jan 2019 [Phase- I, II, III, V, VII & VIII]

All Price are in (Lacs)

Type of Unit	Unit Price				
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4	PL - 5 ($)
Phase - I					
Villa Lavender					
(3 BHK + 4T + Staff)	67.00 SOLD	64.10 SOLD	60.24 SOLD	57.37	NA
Phase -II, III & V					
Completely Sold Out					
Type of Unit	**Phase - VII**				
Floor - Mangolia (2 BHK + 2T + Study)					
Ground Floor	NA	40.00 SOLD	37.80 SOLD	36.05 SOLD	NA
1st Floor	NA	39.03	36.40 SOLD	34.70 SOLD	NA
2nd Floor	NA	38.19 SOLD	35.70 SOLD	34.00 SOLD	NA
Type of Unit	**Phase - VIII**				
Floor Mangolia (2 BHK + 2T + Study)					
Ground Floor	NA	41.10 SOLD	38.95	37.45 SOLD	39.65
1st Floor	NA	39.63 SOLD	37.55 SOLD	35.83 SOLD	38.24 SOLD
2nd Floor	NA	39.09 SOLD	37.06	35.37 SOLD	37.74

Additional Charges

Type	Water Infrastructure Charges (Approx)	Interest Free Maint. Security	Documentation Charges (With in 20 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

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 (2 BHK +2T)	1010 sq ft (93.83 sq m)	696 sq ft (64.62 sq m)	61 sq ft (5.65 sq m)

RERA Regn. No for Phase V , VII & VIII - RAJ/P/2017/057/058/059 respectively
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http://www.rera-rajasthan.in/Home/ViewProject?id=8wAAAA
http://www.rera-rajasthan.in/Home/ViewProject?id=TQEAAA

Schedule of Payments

Construction Link Plan (CLP)	Floor	Villa
a. At the time of booking	10%	10%
b. Within 30 days from booking	10%	20%
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%	-
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 @ 3% for PH -VII Benefit @ 7% for PH-VIII	Floor	Villa
a. At the time of booking	10%	10%
b. Within 30 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-VIII

We share rent with our unique Rental Scheme. For details, please contact our Sales Executives (Fixed Rental Cheques of Rs.11000 till May 2020)

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**

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.

- **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 **'ASHIANA MANGLAM BUILDERS'** for **Ph-1,2 & 3, 'Gulmohar Gardens Phase-5'** for phase-5, **'Gulmohar Gardens Phase-7'** for phase-7 and **'Gulmohar Gardens Phase-8'** for phase-8.

- 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.

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BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 28th May 2018

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		**1.72 + 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 seperately on monthly basis and is not included in our 12 months upfrornt chrages.
- Services will be provided by **'Ashiana Maintenance Services LLP'**.

RERA Regn. No for Phase V , VII & VIII - RAJ/P/2017/057/058/059 respectively

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