Comfort Homes at Jaipur

rangoli gardens
A joint project by
ashiana | Mangalam BDL

Rangoli Gardens (Phase - VII) Jaipur

Effective from :- 22nd June 2015

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of super builtup area	Rate/Unit for amenities	Basic Cost
Sunflower I & II (3 BHK)	**sq ft**	**sq mt**	**sq ft**	**sq mt**			
1st to 3rd Floor	1625	151.02	1300	120.82	4190	3,00,000	71,08,750
4th to 9th Floor	1625	151.02	1300	120.82	4130	3,00,000	70,11,250
10th to 12th Floor	1625	151.02	1300	120.82	3910	3,00,000	66,53,750
Magnolia I & II (2 BHK)							
1st to 3rd Floor	1230	114.31	984	91.45	4190	3,00,000	54,53,70[illegible]
4th to 9th Floor	1230	114.31	984	91.45	4130	3,00,000	[illegible]
10th to 12th Floor	1230	114.31	984	91.45	3910	3,00,000	[illegible],09,300

SOLD OUT

Preferential Location Charges :-

Type D - 10 % of Basic Cost
Type E - 5% of Basic Cost
Type F - 2.5% of Basic Cost

1. All units are provided with a facility of one basement car parking, access to Club House and swimming pool, connection to sewerage treatment plant, electricity connection & gas pipe connnection.
2. All cheques / drafts to be made in favour of **"Rangoli Gardens".**
3. Service tax Swatch Bharat cess and /or any other tax would be payable over and above
4. Interest Free Maintenance Security @ Rs 10/- sq ft and upfront maintenance of 10 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.
6. Built - up Area = Super Built - up Area – 20%.
7. 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.
8. Private veranda area (for private use only) is available with certain units at an extra cost of 50% rate per sq. ft. of 3rd floor & will increase/decrease on final measurement proportionately
9. 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.
10. Water connection fund (approx) Rs. 35500 would be payable one month before possession.

SCHEDULE OF PAYMENTS

Construction Link Plan (CLP)			**Early Payment Benefit Plan (EPBP):- Benefit @ 2% of Basic cost.**	
a. At the time of Booking	10%		a. At the time of Booking	10%
b. Within 30 days from Booking	10%		b. Within 30 days from Booking	10%
c. On Commencement of Construction	10%		c. On Completion of foundation	40%
d. On Laying of Fourth Floor Roof	10%		d. On Laying of Second Floor Roof	10%
e. On Laying of Seventh Floor Roof	10%		e. On Laying of Sixth Floor Roof	10%
f. On Laying of Nineth Floor Roof	10%		f. On Laying of Nineth Floor Roof	10%
g. On Laying of Twelfth Floor Roof	10%		g. On Laying of Twelfth Floor Roof	8%
h. On Completion of Internal Plaster	10%		h. One Month before possession	2%
i. On Completion of External Plaster	10%			
j. On completion of external painting	5%			
k. One Month before possession	5%			

❶ Likely date of possession for Ph-VII is October 2015.

❷ 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.

❸ Above mentioned prices are subject to change without notice.

❹ 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.

❺ 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.

❻ Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.

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BUDGET FOR MANAGEMENT AND MAINTENANCE COST

As on 10th Feb. 2013

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	**1.08**
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	**0.32**
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	**0.22**
Total Charges		**1.62**

NOTE:

1. Common Maintenance Charges for a period of 10 months (to be determined at the time of offer of possession) would be taken in advance, on the basis of area of Apartment + Service tax, Swatch Bharat cess and any other levies as applicable from time to time shall be payable extra.
2. Service tax is not included with the above cost.
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 and will vary in cost and scope of work at the time of possession.