Comfort Homes at Jaipur

vrinda gardens
A joint project by
ashiana | Mangalam BDL

Vrinda Gardens, Jaipur

Price List - effective from :- 18 January,16

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	Basic Cost
Tulip (3 BHK + Staff +Utility)	**sq ft**	**sq mt**	**sq ft**	**sq mt**	**Phase-1**	**Phase-2**		**Phase-1**	**Phase-2**
1st to 4th Floor	**1845**	171.47	1478	137.36	**3250**	**3270**	200000	**6196250**	**NA**
5th to 9th Floor	**1845**	171.47	1478	137.36	**3150**	**3170**	200000	**6011750**	**NA**
10th to 12th Floor	**1845**	171.47	1478	137.36	**3050**	**3070**	200000	**5827250**	**NA**
Lavender (3 BHK)									
1st to 4th Floor	**1490**	138.48	1191	110.69	**3250**	**3270**	200000	**5042500**	**5072300**
5th to 9th Floor	**1490**	138.48	1191	110.69	**3150**	**3170**	200000	**4893500**	**4923300**
10th to 12th Floor	**1490**	138.48	1191	110.69	**3050**	**3070**	200000	**4744500**	**4774300**
Magnolia (2 BHK)									
1st to 4th Floor	**1175**	109.20	942	87.55	**3250**	**3270**	200000	**4018750**	**4042250**
5th to 9th Floor	**1175**	109.20	942	87.55	**3150**	**3170**	200000	**3901250**	**3924750**
10th to 12th Floor	**1175**	109.20	942	87.55	**3050**	**3070**	200000	**3783750**	**3807250**

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 :-

Extra Large - Rs. 1,50,000
Covered - Rs. 75,000

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 connnection.
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.

SCHEDULE OF PAYMENTS

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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	8%
k. One Month before possession	2%

Early Payment Benefit Plan (EPBP):-

Discount @ 3% on Basic Cost for Ph-I,
Discount @ 6% on Basic Cost for Ph-II,

	Ph-I	Ph-II
a. At the time of Booking	10%	10%
b. Within 30 days from Booking	88%	80%
c. On Laying of Tenth Floor Roof	-	8%
d. One Month before possession	2%	2%

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%

EMI Sharing Plan for Phase-II

For Example:-
*** 2 BHK (Area - 1175 sq.ft)**
*** Floor-12th**
*** Total cost of flat = 38,07 ,250**
*** Construction completed till 11th Floor**

Dated :15th Jan 16

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%	380725	self				
Within 30 days from Booking	10%	380725	self				
Within 60 days from Booking	70%	2665075	23932	15795	8137	1	15795
On Laying of Twelfth Floor Roof	8%	304580	26668	17601	9067	15	264008
One Month Before Possession	2%	76145	27351	18052	9299	1	18052
Total	**100%**	**38,07,250**				**17**	**297855**
Net Cost of Flat = (Total Cost - Amount paid by Ashiana)	**3807250**	**297855**	**3509395**				

Note:-1. Please note the above calculation is based on Home loan rate @ 9.85% for 25 years.
2. This scheame is only avaialable with home loan cases.
3. All post dated cheques would be handed over to the customer after receipt of 60 % of the payment.

❶ Likely date of possession for **Phase-I** is **September 2016** and **Phase-II** is **June 2017**

❷ Above mentioned prices are subject to change without notice.

❸ 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.

❾ 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.

❹ Water connection fund(approx) Rs. 60000/-(for 3BHK) or Rs. 50000/-(for 2BHK) & water meter charges (approx) Rs. 5000/- would be payable one month before possession.

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 11 Mar 14

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	**0.4**
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	**0.23**
Total Charges		**1.94**

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.