Active Senior Living

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Sophisticated Senior Living.

Prices as on 28th September 2026 , Phase-3

All Price are in (Lacs)

Type of Unit	Unit Price			
Realization				
	PL-1 (%)	PL-2 (#)	PL- 3($)	PL- 4
UDS = 1060 Sq ft				
Lavender (3 BHK)				
Ground floor	NA	180.04	NA	NA
1st Floor	189.08	179.16	172.20	NA
2nd Floor	190.96	180.91	173.57	NA
3rd Floor	192.83	182.67	175.26	NA
4th Floor	187.21	177.40	170.18	NA
UDS = 898 Sq ft				
Magnolia 1 (2BHK)				
Ground floor	140.25	135.64	128.13	120.19
1st Floor	141.72	137.09	NA	121.57
2nd Floor	143.33	138.55	NA	122.90
3rd Floor	144.87	140.02	NA	124.22
4th Floor	138.71	134.18	NA	118.91
UDS = 941 Sq ft				
Magnolia 2 (2BHK Penthouse) :				
5th Floor	225.00	NA	NA	NA
UDS = 651 Sq ft				
Vrinda (1BHK)				
Ground floor	92.62	89.24	85.32	NA
1st Floor	93.72	90.28	86.31	81.70
2nd Floor	94.81	91.33	87.31	82.64
3rd Floor	95.89	92.38	88.31	83.59
4th Floor	91.53	88.20	84.32	79.80
UDS = 691 Sq ft				
Vrinda (1BHK) - Penthouse				
5th Floor	167.00	NA	NA	NA
UDS = 651 Sq ft				
Vrinda (1BHK)- Penthouse				
5th Floor	NA	156.00	NA	NA

Type	Advance Service Fee + GST	I&BA Charges + GST	Documentation Charges + GST	Parking
Lavender (3 BHK)	270470 + GST	52816 + GST	10000 + GST	Covered
Magnolia 1 (2 BHK)	226995 + GST	44766 + GST	10000 + GST	Open
Penthouse (2 BHK)	242535 + GST	46885 + GST	10000 + GST	Covered
Vrinda (1 BHK)	168720 + GST	32470 + GST	10000 + GST	Not Applicable
Penthouse (1 BHK)	179820 + GST	34462 + GST	10000 + GST	Covered

Note: Stamp Duty and registration charges would be payable as applicable & GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender (3 BHK)	1462 sq ft (135.82 sq m)	1005 sq ft (93.37 sq m)	102.79 sq ft (9.55 sq m)
Magnolia (2 BHK)	1227 sq ft (113.99 sq m)	836.14 sq ft (77.68 sq m)	102.79 sq ft (9.55 sq m)
Penthouse (2 BHK)	1311 sq ft (121.79 sq m)	880.60 sq ft (81.81 sq m)	102.79 sq ft (9.55 sq m)
Vrinda (1 BHK)	912 sq ft (84.73 sq m)	598 sq ft (55.51 sq m)	83 sq ft (7.70 sq m)
Penthouse (1 BHK)	972 sq ft (90.30 sq m)	640 sq ft (59.45 sq m)	83 sq ft (7.70 sq m)

RERA -Reg.No for Ph 3 "TNRERA/35/BLG/0398/2025"

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Prices as on 28th September 2026 , Phase-2

All Price are in (Lacs)

Type of Unit	Unit Price			
Realization				
	PL-1 (%)	PL-2 (#)	PL- 3($)	PL- 6
UDS = 1083 Sq ft				
Lavender (3 BHK)				
Ground floor	NA	NA	NA	NA
1st Floor	185.08	NA	170.20	NA
2nd Floor	186.96	NA	171.57	NA
3rd Floor	188.83	NA	173.26	NA
4th Floor	183.21	NA	168.18	NA
UDS = 918 Sq ft				
Magnolia (2BHK)				
Ground floor	139.25	NA	128.13	NA
1st Floor	140.72	NA	NA	121.57
2nd Floor	142.33	NA	NA	122.90
3rd Floor	143.87	NA	NA	124.22
4th Floor	137.71	NA	NA	118.91
UDS = 919 Sq ft				
Penthouse (2 BHK)				
5th Floor	NA	NA	NA	220.62

Type	Advance Service Fee + GST	I&BA Charges + GST	Documentation Charges + GST	Parking
Lavender (3 BHK)	270470 + GST	52816 + GST	10000 + GST	Covered
Magnolia 1 (2 BHK)	226995 + GST	44766 + GST	10000 + GST	Open
Penthouse (2 BHK)	242535 + GST	46885 + GST	10000 + GST	Covered

Note: Stamp Duty and registration charges would be payable as applicable & GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender (3 BHK)	1462 sq ft (135.82 sq m)	1005 sq ft (93.37 sq m)	102.79 sq ft (9.55 sq m)
Magnolia (2 BHK)	1227 sq ft (113.99 sq m)	836.14 sq ft (77.68 sq m)	102.79 sq ft (9.55 sq m)
Penthouse (2 BHK)	1311 sq ft (121.79 sq m)	880.60 sq ft (81.81 sq m)	102.79 sq ft (9.55 sq m)

RERA -Reg.No for Ph 2 "TN/35/Building/0242/2025"

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Prices as on 28th September 2026 , Phase-1

All Price are in (Lacs)

Type of Unit	Unit Price			
Realization				
	PL-1 (%)	**PL-2 (#)**	**PL- 3($)**	**PL- 6**
UDS = 1083 Sq ft				
Lavender (3 BHK)				
Ground floor	NA	180.04	168.96	NA
1st Floor	189.08	179.16	172.20	NA
2nd Floor	190.96	180.91	173.57	NA
3rd Floor	192.83	182.67	175.26	NA
4th Floor	187.21	177.40	170.18	NA
UDS = 918 Sq ft				
Magnolia (2BHK)				
Ground floor	140.25	136.14	129.13	NA
1st Floor	141.72	137.59	130.41	122.57
2nd Floor	143.33	139.05	131.70	123.90
3rd Floor	144.87	140.52	132.99	125.22
4th Floor	138.71	134.68	127.83	119.91
UDS = 919 Sq ft				
Penthouse (2 BHK)				
5th Floor	NA	NA	NA	202.00
UDS = 665 Sq ft				
Vrinda (1 BHK)				
Ground floor	97.35	NA	90.05	86.43
1st Floor	98.45	NA	91.04	87.35
2nd Floor	99.54	NA	92.04	88.29
3rd Floor	100.62	NA	93.04	89.24
4th Floor	96.26	NA	89.05	85.45

Type	Advance Reducable Interest Free Management Fee + GST	I&BA Charges + GST	Documentation Charges + GST	Parking
Lavender (3 BHK)	270470 + GST	52816 + GST	10000 + GST	Covered/Open
Magnolia 1 (2 BHK)	226995 + GST	44766 + GST	10000 + GST	Open
Penthouse (2 BHK)	242535 + GST	46885 + GST	10000 + GST	Covered
Vrinda (1 BHK)	168720 + GST	32439 + GST	10000 + GST	Not Applicable

Note: Stamp Duty and registration charges would be payable as applicable & GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender (3 BHK)	1462 sq ft (135.82 sq m)	1005 sq ft (93.37 sq m)	102.79 sq ft (9.55 sq m)
Magnolia (2 BHK)	1227 sq ft (113.99 sq m)	836.14 sq ft (77.68 sq m)	102.79 sq ft (9.55 sq m)
Penthouse (2 BHK)	1311 sq ft (121.79 sq m)	880.60 sq ft (81.81 sq m)	102.79 sq ft (9.55 sq m)
Vrinda (1 BHK)	912 sq ft (84.72 sq m)	597.50 sq ft (55.51 sq m)	82.88 sq ft (7.70 sq m)

RERA -Reg.No for Ph 1 "TN/35/BUILDING/0057/2024"

Payment schedule for Phase 1, 2 and 3

Construction Link Plan (CLP)		
a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of Foundation	15%
d	On Completion of first floor roof	15%
e	On Completion of third floor roof	15%
f	On Completion of internal plaster	10%
g	On completion of flooring	10%
h	On Completion of external painting	10%
i	Within 30 Days from the date of offer of possession	5%

S No.	Stage Wise time schedule of completion	Expected Completion Date for Ph 1	Expected Completion Date for Ph 2	Expected Completion Date for Ph 3
1	Completion of Structure of the Building	31st July 2025	30th September 2026	May, 2027
2	Completion of Internal Building work and Development works	30th November 2026	31st January 2028	September, 2028
3	Obtaining completion certificate	31st January 2027	31st March 2028	October, 2028
4	Commencement of Handover with Grace Peroid of Six Months	30th September 2027	15th October 2028	June, 2029

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 2-3 months of 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.

- **BUILT -UP AREA'** is the sum of carpet area together with exclusive balcony /verandah area{covered or uncovered) and the area under the external wall , in case there being a common wall between 2 apartment then 50% of the thickness of such wall.

- **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 " **M/S.KAIRAV DEVELOPERS LTD SWARANG PH- 1 MASTER COLLECTION ACCOUNT**", A/c No:"777705223329" for Ph 1. and **"KAIRAV DEVELOPERS LTD SWARANG PH-2 MASTER COLLECTION ACCOUNT",** A/c No:"777705223381" for Ph 2. and **"KAIRAV DEVELOPERS LTD ASHIANA SWARANG PHASE III MASTER COLLECTION ACCOUNT",** A/c No: "777705223384" for Ph 3.

- The above mentioned price of units is exclusive of following charges :-

•	Pursuant to governement Notification No. 3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective GST rates for residential property in a Residential Real Estate Project are as under :	
>	Afforadable Residential Apartments (i.e. Residential Flat having value upto Rs. 45 lakhs and carpet area upto 90 sqm in Non-metro cities/towns)	1%
>	Residential Apartments other than Affordable Residential Apartments	5%

- **The Advance Service Fee** @ 185/- sq ft + GST would be payable by the Allottee to Ashiana Maintenance Services LLP not later than one (1) month prior to the scheduled date of possession of the Unit. The Advance Service Fee shall constitute a non-refundable fee, charged by the Maintenance Agency for the purpose of provisioning a high standard of ongoing maintenance and specialized services to the senior living community. This fee shall be deemed as charges for services rendered, including but not limited to research conducted, corporate exp, hiring, training and innovation introduced from time to time as and when required for upscaling and to meet the needs of making the life of seniors comfortable. The Advance Service Fee so paid shall be valid for a period of 15 years amortized monthly up to 15 years.

- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'

Additional Payments-

1 **Documentation Charges:** Rs. 10,000/- + GST is payable at the time of possession.

2 **Tax Deduction**: A 1% tax deduction is required on the unit price of Rs. 50 Lakhs (without GST) or more. This amount must be deducted from each payment, and the buyer is responsible for submitting the TDS certificate to the builder.

3 **Govt Infrastructural and Basic Amenities Charges (I&BA Charges):** These charges are paid to the Directorate of Town and Country Planning (DTCP) and to be paid by the allottee proportionately by rs. 47.68/- on the basis of carpet area plus balcony area of the unit to the total carpet area plus balcony area of the whole project.

4 **Electricity Charges:** The allottee will pay electricity charges directly to the Electricity department.

5 **Management and Maintenance of the Project:** Management and Maintenance of the project is undertaken by the separate independent entity and the allottee will be required to pay the following charges: -
Advance Service Fee: Rs 185/- additional GST per sqft.

Upfront Maintenance Charges: Rs 13.46/- additional GST per sqft.

Note :- The above charges may change depending upon various factors like minimum wages, labour, cost of material etc. as per change in Govt. Charges .

Type	Upfront Maintenance Charges	Advance Service Fee
Lavender (3 BHK)	2,36,142/- + 18% GST	270470 + 18% GST
Magnolia (2 BHK)	198185/- + 18% GST	226995 + 18% GST
Penthouse (2 BHK)	2,11,753/- +18% GST	242535 + 18% GST
Vrinda (1 BHK)	1,47,306/- +18% GST	168720 + 18% GST
Penthouse (1 BHK)	1,56,997/- +18% GST	179820 + 18% GST

MISCELLANEOUS :-

- Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.

- The Promoter represents that it has earmarked vehicle parking space exclusive use of each 2 BHK, 2BHK Penthouse and 3 BHK apartment.

- The Promoter represents that 1 BHK apartment will not be earmarked individual vehicle parking space and the parking space so available after earmarking for 2 BHK, 2BHK Penthouse and 3 BHK available will be used jointly by 1 BHK allottee and visitors of the said Project and Whole Project on first come first park.

- 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.

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BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on : 24/08/2024

Activity	Details
Security	* 24 x7 hours gate management.Over all security management of the society
Horitculture	* Upkeep and maintain the green space of the project
Houskeeping	* Upkeep of the common area * Once daily mopping & brooming inside unit * Once a month deep cleaning inside unit * Garbagge management
Repair & Maintenace Services	* Regular maintenance of common area.(Electrical, Plumbing, Mason and etc.)
Annual maintenance Charges(AMC)	* Maintenance and support for a specific equipment and asset.
Transportation (6 times a day for 6 days in a week)	* It provide to access local market, bank, hospital, recreation and etc.
Emergency Response and First Aid	* Emergency Response system and nurse on campus with frist aid facility. *Ambulance and tie-up with Doctor for OPD five times in a week. *Ambulance, nurse, doctors part of maintenance charges but we also charge nominal charges towards the services.
Dining hall manpower	* Café manpower is part of Fixed expenses
Club house management	* The administation, coordination, and oversight of activities and services within a clubhouse setting.
Administration & Activites	Administration and activites management , salaries ,accounts ,stores, telephone cost ,management newletter, stationary and activity centre.
Temple	Unkeep of temple complex and performance of pooja and religoius activites .
Floating Charges	* Power and water required for common areas, common lighting ,running of pumps, lifts, activity centre, dinning services etc. * Running cost of genertor (disel & mobil) shared proporationately as per usage of area .
Capital	* To Cover the major capital repairs, replacements of equipment (transformer, generator, lift cage etc) and facilities along with periodic outside painting of the building, water network, Gym Equipment, CCTV, LPG, Swimming pool, Golf Cart, Shuttle services & relaying of road

Type	Super Area	Monthly Maintenance Charges
Lavender (3 BHK)	1462 sq ft	19679 +18% GST
Magnolia (2 BHK)	1227 sq ft	16515 + 18% GST
Penthouse (2 BHK)	1311 sq ft	17646 + 18% GST
Vrinda (1 BHK)	912 sq ft	12275 +18% GST
Penthouse (1 BHK)	972 sq ft	13083 +18% GST

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.
- This time we are charging per day Rs 230 + GST for the three meals and two time Tea/coffeee in Ashiana Shubham. This is only indicative and final charges would be shared at the time of handover.
- 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 + GST and any other levies as applicable from time to time shall be payable extra.
- Management and Maintenance of the project will be undertaken by the separate independent entity/company i.e Ashiana Maintenance Services LLP.