

Price List & Payment Terms

Effective From: - February 20, 2012

Types	Super built up Area Sq.ft. (Sq.mtr.)	Rate per Sq.ft. (Sq.mtr.)	Basic Cost	STP Connection charges	External Electrification charges	Installment Price	Down Payment Price
Phase I							
Tulsi – 1 (3 BHK)							
Ground Floor	1480 (137.5)	1720(18513)	2545600	14800	25000	NA	Sold Out
1 st Floor	1480 (137.5)	1740(18729)	2575200	14800	25000	NA	2615000
2 nd & 3 rd Floor	1480 (137.5)	1690(18191)	2501200	14800	25000	NA	2541000
4 th Floor	1480 (137.5)	1640(17652)	2427200	14800	25000	NA	2467000
Tulsi - 2 (3 BHK)							
Ground Floor	1450 (134.8)	1720(18501)	2494000	14500	25000	NA	Sold Out
1 st Floor	1450 (134.8)	1740(18717)	2523000	14500	25000	NA	Sold Out
2 nd & 3 rd Floor	1450 (134.8)	1690(18179)	2450500	14500	25000	NA	Sold Out
4 th Floor	1450 (134.8)	1640(17641)	2378000	14500	25000	NA	Sold Out
Manjari – 1 (2 BHK)							
Ground Floor	1220 (113.4)	1720(18504)	2098400	12200	25000	NA	2135600
1 st Floor	1220 (113.4)	1740(18720)	2122800	12200	25000	NA	2160000
2 nd & 3 rd Floor	1220 (113.4)	1690(18182)	2061800	12200	25000	NA	2099000
4 th Floor	1220 (113.4)	1640(17644)	2000800	12200	25000	NA	2038000
Manjari – 2 (2 BHK)							
Ground Floor	1165 (108.3)	1720(18502)	2003800	11650	25000	NA	2040450
1 st Floor	1165 (108.3)	1740(18717)	2027100	11650	25000	NA	2063750
2 nd & 3 rd Floor	1165 (108.3)	1690(18180)	1968850	11650	25000	NA	2005500
4 th Floor	1165 (108.3)	1640(17642)	1910600	11650	25000	NA	1947250
Phase II & III							
Manjari - 1 (2 BHK)							
Ground Floor	1220 (113.4)	1720(18504)	2098400	12200	25000	2135600	2114616
1 st Floor	1220 (113.4)	1740(18720)	2122800	12200	25000	2160000	2138772
2 nd & 3 rd Floor	1220 (113.4)	1690(18182)	2061800	12200	25000	2099000	2078382
4 th Floor	1220 (113.4)	1640(17644)	2000800	12200	25000	2038000	2017992
Manjari – 2 (2 BHK)							
Ground Floor	1165 (108.3)	1720(18502)	2003800	11650	25000	2040450	2020412
1 st Floor	1165 (108.3)	1740(18717)	2027100	11650	25000	2063750	2043479
2 nd & 3 rd Floor	1165 (108.3)	1690(18180)	1968850	11650	25000	2005500	1985812
4 th Floor	1165 (108.3)	1640(17642)	1910600	11650	25000	1947250	1928144

Phase III

Vrinda - 1 (1 BHK)							
Ground Floor	830 (77.1)	1720(18516)	1427600	8300	25000	NA	Sold Out
1 st Floor	830 (77.1)	1740(18732)	1444200	8300	25000	NA	Sold Out
2 nd & 3 rd Floor	830 (77.1)	1690(18193)	1402700	8300	25000	NA	Sold Out
4 th Floor	830 (77.1)	1640(17655)	1361200	8300	25000	NA	Sold Out
Vrinda - 2 (1 BHK)							
Ground Floor	825 (76.7)	1720(18501)	1419000	8250	25000	NA	Sold Out
1 st Floor	825 (76.7)	1740(18716)	1435500	8250	25000	NA	Sold Out
2 nd & 3 rd Floor	825 (76.7)	1690(18178)	1394250	8250	25000	NA	Sold Out
4 th Floor	825 (76.7)	1640(17640)	1353000	8250	25000	1386250	1372720

Phase IV

Manjari – 1 (2 BHK)							
Ground Floor	1220 (113.4)	1770(19042)	2159400	12200	25000	2196600	2067036
1 st Floor	1220 (113.4)	1790(19257)	2183800	12200	25000	2221000	2089972
2 nd & 3 rd Floor	1220 (113.4)	1740(18720)	2122800	12200	25000	2160000	2032632
4 th Floor	1220 (113.4)	1690(18182)	2061800	12200	25000	2099000	1975292
Manjari – 2 (2 BHK)							
Ground Floor	1165 (108.3)	1770(19040)	2062050	11650	25000	2098700	1974977
1 st Floor	1165 (108.3)	1790(19255)	2085350	11650	25000	2122000	1996879
2 nd & 3 rd Floor	1165 (108.3)	1740(18717)	2027100	11650	25000	2063750	1942124
4 th Floor	1165 (108.3)	1690(18180)	1968850	11650	25000	2005500	1887369

OTHER CHARGES

- Swimming pool charges - Rs. 20,000/-
- Gas pipe connection charges - Rs. 15,000/-
- Open Car Parking - Rs. 75,000/-
- Reducing interest free management deposit @ 35/- per sqft. to be paid at the time of possession and payable after every 10 years.

Premium Unit charges:

- Type "A" @ 12.5% of basic cost.
- Type "B" @ 11% of basic cost.
- Type "C" @ 5% of basic cost.
- Type "D" @ 2.5% of basic cost.

SCHEDULE OF PAYMENTS**Down Payment Plan**

- At the time of Booking
- Within 30 days of Booking
- One month before possession

Benefit: Down Payment Benefit of 1% in Phase II & Phase III, 6% in Phase IV is applicable

- 10%
- 90%
- Swimming Pool Charges + Car Parking Charges + Gas Pipe Connection Charges

NOTES:

- Possession of Phase I, II & III (1BHK) Started and Phase III & IV (2 BHK) – March 2012
- Lawn (For private use only) is available with certain flats at an extra cost of Rs. 150/-sq.ft.
- 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.
- Above mentioned prices are subject to change without notice.
- Cost will increase/decrease on final measurement proportionately.
- All cheques / drafts to be made in favour of "ASHIANA MANGLAM DEVELOPERS" payable at Jaipur/ Delhi. (Out station cheques will not be accepted).
- All cheques / drafts of Reducing Interest Free Management deposit to be made in favour of "Ashiana Utsav" payable at Jaipur/ Delhi. (Out station cheques will not be accepted).
- All cheques / drafts of maintenance to be made in favour of "Vatika Marketing Limited" payable at Jaipur/ Delhi. (Out station cheques will not be accepted).
- **Service tax and education cess and/or VAT as applicable would be payable.**

BUDGET FOR MANAGEMENT AND MAINTENANCE COST

ACTIVITY	DETAILS	COST/ SQ. FT./ MONTH (in Rs.)
SECURITY	24 Hours Patrolling, Manning the entry and control room.	1.01
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.	
LIFTS	Lift AMC, assistance and technicians who will insure working of lifts at all times.	
TEMPLE	Pujaris and vidyarthi for doing all the pooja at the temple.	
OPERATION OF STP, GENERATOR, WATER PUMP, WATER TOWER	Operators for the whole village complex to ensure water supply, power back up and working of STP.	
REPAIR & MAINTENANCE	On call electrician, plumbers, mason for the maintenance of the complex.	
ADMINISTRATION AND ACTIVITIES	Administration, activities management, accounts, stores, helpdesk, newsletter, stationary, and telephone cost.	
MEDICAL SERVICES	Medical Assessment & OPD Facilities	

NOTE:

1. The maintenance and management cost of the resort would be charged monthly as per actual on per square feet basis.
2. Besides the above, power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobil) will be shared proportionately, the approximate monthly cost is Rs. 0.20/sq.ft.
3. In addition, a capital fund will be created to cover the major capital repairs, replacements, up gradations or additions along with periodical outside painting of the buildings. The amount collected against this head will be deposited in a recognized financial institution and will be used as and when required. Approximate monthly charges would be Rs. 0.15/sq.ft.
4. Service tax is not included with the above cost.
5. Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
6. Upfront maintenance for 18 months shall be charged at the time of possession.
7. There will be complete transparency in the expenditure and receipt of the resort.
8. Audited accounts will be circulated once in a year.
9. Resort council will work as an advisory body.
10. The above working of cost is as per our estimates as on April, 2010.