



Price List & Payment Terms
Effective From: - 16th Jan. 2012
Phase I

Area & Types	Carpet Area Sq. ft.(Sq.mt)	Chargeable Area Sq.ft. (Sq.mt)	Land Area Sq.ft. (Sq.mt.)	Installment Price	Down payment Benefit @ 5%	Down Payment Price
Tulsi (3BHK) Duplex Villa						
Up Hill Entry	1770(164.5)	2430 (225)	SOLD OUT (71.8)	8433000	421650	8011350
Down Hill Entry	1739(161.6)	2390 (222.1)	3375(313.7)	8344000	417200	7926800
Manjari(2BHK) Simplex Villa						
Upper Villa	1146 (106.5)	1585 (147)	SOLD OUT	6023750	301187	5722562
Lower Villa	1125 (104.5)	1550 (144.5)	SOLD OUT	5503900	275195	5228705
Manjari (2BHK) Apartments (G+4)	943 (87.6)	1295 (120.4)	NA	3975650	278295	3697354
Vrinda(1BHK) Apartments (G+4)	667 (61.9)	915 (85.0)	NA	2809050	196633	2612416

Other Charges (Payable one month before possession)

- | | | |
|--|--|--------------|
| 1. Car parking (with Manjari and Vrinda Apartments only) as per availability | 2. Swimming Pool Non Refundable (One time payment) | : Rs. 25,000 |
| Open parking (One time payment) | 3. External Electrification charges | : Rs. 25,000 |
| Covered parking, if available (One time payment) | 4. Water Connection Charges | : Rs. 15,000 |
| | 5. Interest Free Management Deposit: Rs. 50/sq.ft. | |

Premium Unit Charges:

- Type "A" - 10 % of the basic cost
- Type "B" – 2.5 % of the basic cost

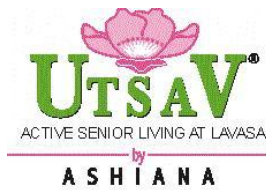
***Note:** Land area mentioned above in 2BHK Villa, is over and above plinth area as the plinth area is being shared by upper and lower villa.

SCHEDULE OF PAYMENTS:

Down Payment Plan (Benefit – 5% in Villa & 7% in Apartment on basic cost)	Apartment/ Villa	
a. At the time of booking	10%	
b. Within 30 days of booking	90%	
Construction Linked Installment Plan	Apartment	Villa
a. At the time of booking	10%	10%
b. Within 30 days of booking	10%	10%
c. On Commencement of construction	20%	20%
d. On laying of first roof	10%	10%
e. On laying of second roof	NA	15%
f. On laying of third roof	10%	NA
g. On laying of fifth roof	10%	NA
h. On completion of internal plaster	10%	15%
i. On completion of flooring	10%	10%
j. One month before possession	10%	10%

Notes:-

- 1. Expected date of possession for 3 BHK Villa is Oct-2012, 2 BHK Villa is Jan, 2013, and for 2 BHK & 1 BHK Apartment is April – 2013.**
2. Gas Pipe connection (if provided) will be charged on proportional share basis.
3. Land Area is available with certain apartments at an extra cost of Rs.100/sq.ft. Area is subject to change & would be finalized on the final measurement of Land area at the time of possession.
4. All Building plans, layouts, specifications etc are tentative and subject to variation and modification as decided by the Company or competent authority sanctioning.
5. Service tax and VAT as applicable would be payable.
6. Above mentioned prices are subject to change without notice.
7. Cost will increase/decrease on final measurement proportionately.
8. All cheques / drafts to be made in favour of “ASHIANA UTSAV, LAVASA” payable at Pune. (Out station cheques will not be accepted).
9. Maintenance charges will be charged upfront for 12 - 18 months at the time of possession as per actual.
10. All other charges like swimming pool charges, parking charges, gas pipe connection charges (if provided) would be charged one month before possession, only Reducing interest free maintenance deposit would be charged at the time of possession.
11. Any deposit/ charges on account of water, electricity or maintenance etc. levied by Lavasa Corporation Ltd will be chargeable on proportionate share basis.
12. The agreement should be done and registered within 7 to 20 days of booking. A sum of Rs 5515 is payable at the time of registration of agreement.
13. The maintenance and management cost of the Flat / Villa would be charged monthly as per actual on per square feet basis.
- 14. Phase – 2 Registration is open now.**



BUDGET FOR MANAGEMENT AND MAINTENANCE COST

February 11th, 2010

ACTIVITY	DETAILS	COST/ SQ. FT./ MONTH (in Rs.)
		Flats
SECURITY	24 Hours Patrolling, Manning the entry and control room.	1.38/- sq.ft (Approximately) Will be charged as per actual expenditure
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 complex to ensure water supply, power back up and working of Sewerage disposal	
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	OPD Facilities on limited basis and Facility of Nurse	

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. 0.16/sq.ft.**
3. In addition, a capital fund will be created to cover the major capital repairs, replacements, upgradations 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. 0.24/sq.ft.**
4. In addition, Lavasa Corporation, for maintaining the Township will charge a monthly maintenance fees which shall be over and above the monthly maintenance charge. This will be charged on a proportionate per sq. ft basis.
5. **Service tax is not included with the above cost.**
6. Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
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 February 11th, 2010.