

Price List & Payment Terms
Effective From: - 01st Feb. 2012
Phase I

| Area & Types | Carpet Area Sq. ft.(Sq.mt) | Chargeable Area Sq.ft. (Sq.mt) | Land Area Sq.ft. (Sq.mt.) | Car Parking | Installment Price | Down payment Benefit @ 5% | Down Payment Price |
|-------------------------------|----------------------------|--------------------------------|---------------------------|-------------|-------------------|---------------------------|--------------------|
| Tulsi (3BHK) Duplex Villa | | | | | | | |
| Up Hill Entry(Sold Out) | 1770(164.5) | 2430 (225.8) | 2925(271.8) | NA | 8676000 | 433800 | 8242200 |
| Down Hill Entry | 1739(161.6) | 2390 (222.1) | 3375(313.7) | NA | 8583000 | 429150 | 8153850 |
| Manjari(2BHK) Simplex Villa | SOLD OUT | | | | | | |
| Upper Villa | | | | NA | 6182250 | 309112 | 5873138 |
| Lower Villa | | | | NA | 6049500 | 302475 | 5747025 |
| Manjari (2BHK) | | | | | | | |
| Apartments (G+4) | 943 (87.6) | 1295 (120.4) | NA | 100000 | 4114500 | 288015 | 3826485 |
| Vrinda(1BHK) Apartments (G+4) | 667 (61.9) | 915 (85.0) | NA | 100000 | 2936500 | 205555 | 2730945 |

Other Charges (Payable one month before possession)

Car parking (with Manjari and Vrinda Apartments only) as per availability

Open parking (One time payment) : Rs. 1, 00,000
 Covered parking, if available (One time payment) : Rs. 2, 00,000

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|--|--------------|
| 1. Swimming Pool Non Refundable (One time payment) | : Rs. 25,000 |
| 2. External Electrification charges | : Rs. 25,000 |
| 3. Water Connection Charges | : Rs. 15,000 |
| 4. Interest Free Maintenance Security: Rs. 50/sq.ft. | |

Premium Unit Charges:

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

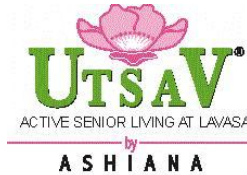
***Note:** Land area mentioned above in 2BHK Villa, is over and above plinth area as the plinth area is being shared by upper and lower villa.

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.



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.