

Prices as on 1st June 2017 (Phase-I, II and III)

All Prices are in ₹ (Lacs)

Type of Unit	Unit Price				
Phase - I					
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (+)	PL- 5
Tulip (3 BHK+3T + Staff +Utility)					
1st to 4th Floor	71.54	69.06	NA	63.77	NA
5th to 9th Floor	70.48	68.90	NA	NA	NA
10th to 12th Floor	67.30	NA	NA	NA	NA
Lavender (3BHK + 2T)					
1st to 4th Floor	58.28	NA	53.21	NA	50.68
5th to 9th Floor	57.42	NA	52.43	51.18	NA
10th to 12th Floor	54.85	52.94	50.98	48.89	47.90
Magnolia (2 BHK +2T + Utility)					
1st to 4th Floor	NA	44.89	NA	NA	40.44
5th to 9th Floor	NA	44.20	NA	40.86	39.85
10th to 12th Floor	NA	42.28	NA	39.04	38.99
Type of Unit	Phase - II				
Lavender (3BHK + 2T)					
1st to 4th Floor	NA	56.58	NA	52.25	50.97
5th to 9th Floor	57.48	55.95	NA	51.48	NA
10th to 12th Floor	55.19	53.27	NA	49.19	NA
Magnolia (2 BHK +2T + Utility)					
1st to 4th Floor	NA	45.15	NA	NA	40.67
5th to 9th Floor	NA	44.49	NA	NA	40.09
10th to 12th Floor	NA	42.54	NA	NA	38.32
Type of Unit	Phase - III				
Lavender I (3BHK + 3T)					
1st to 4th Floor	NA	NA	NA	58.52	57.09
5th to 9th Floor	64.69	62.44	NA	57.66	56.25
10th to 12th Floor	61.79	59.64	NA	55.98	53.49

Type	Super Area	Built Up Area	Carpet Area as per RERA **	Balcony Area
Tulip (3 BHK+3T + Staff +Utility)	1845 sq ft (171.40 sq m)	1476 sq ft (137.12 sq m)	1247 sq ft (115.87 sq m)	139 sq ft (12.88 sq m)
Lavender (3BHK + 2T)	1490 sq ft (138.42 sq m)	1192 sq ft (110.74 sq m)	993 sq ft (92.21 sq m)	110 sq ft (10.26 sq m)
Lavender I (3BHK + 3T)	1677 sq ft (155.80 sq m)	1342 sq ft (124.64 sq m)	1143 sq ft (106.22 sq m)	115 sq ft (10.70 sq m)
Magnolia (2 BHK +2T + Utility)	1175 sq ft (109.16 sq m)	940 sq ft (87.33 sq m)	807 sq ft (74.96 sq m)	65 sq ft (6.04 sq m)

** RERA- Real Estate Regulatory Act

Parking Earmarked:

• Tulip - Single Open • Lavender - Single Covered • Magnolia - Single Open

Schedule of Payments

Construction Link Plan (CLP) (Ph- III)	
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	5%
k. One month before possession	5%

Early Payment Benefit Plan (EPBP)

Benefit @ 1% for Ph - I Benefit @ 3% for Ph - II Benefit @ 6% for Ph - III			
	Ph-I	Ph-II	Ph-III
a. At the time of booking	10%	10%	10%
b. Within 30 days from booking	85%	85%	60%
c. On completion of foundation	-	-	-
d. On laying of second floor roof	-	-	-
e. On laying of sixth floor roof	-	-	10%
f. On laying of ninth floor roof	-	-	10%
g. On laying of twelfth floor roof	-	-	5%
h. One month before possession	5%	5%	5%

Rental Scheme I
We share your rent with our unique Rental Scheme. For details, please contact our Sales Executives.

Likely date of possession

- Phase-I & II are ready for possession
- Possession of Phase-III will start in January 2019

Note: For handing over 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 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 apartments then 50% of the thickness of such wall.
- 'SUPER AREA'** has no commercial bearing. However, before RERA implementation, all units were sold in super area and hence it has been mentioned for comparison with units built and sold earlier. According to us the RERA carpet area and balcony area and it is a better way of comparison.

Note: Phase -1 & Phase-2 are complete and RERA is not applicable. We will apply for RERA registration for phase-3 before the due date i.e. 31 July 17.

PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of '**Vrinda Gardens**'.
- From 1st, July GST at 12% will be applicable on purchase of unit. The prices mentioned have not been reduced to incorporate the benefit received by us as a developer. We are processing and calculating the reduction of the prices. This reduction will be passed on to you as soon as we get the clarity and calculation.
- Deduction of Tax @1% on the cost of the unit of Rs.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.
- Interest Free Maintenance Security would be charged one month before possession in favour of '**Ashiana Maintenance Services LLP**'. The details are:- for Tulip Rs. 46,125/-, for Lavender Rs. 37,250/-, for Lavender-I Rs. 41,925/- and for Magnolia Rs. 29,375/-.
- Upfront maintenance of 12 months would be charged one month before possession in favour of '**Ashiana Maintenance Services LLP**'.
- Each buyer shall proportionately contribute towards creation of water infrastructure upto the project. This would be on actual cost basis and currently estimated as Rs. 42/- per sq ft of super area. The contribution shall be at the time of possession or incurred whichever is earlier.
- Documentation charges to be paid at the time of possession Rs. 7000/- + GST and / or other taxes (if applicable).
- Additional stamp duty and registration charges would be payable as applicable.
- If wiremesh is required to be installed, the request is to be made to booking officer during booking time. The payment included GST as mentioned as below, which is to be made in favour of '**Vrinda Gardens**'. For ready unit the installation of wiremesh will take 2 months approximately after the request has been accepted.

Type	Price (Rs.)
2BHK+ 2T+ Utility (Magnolia)	Rs. 29,000/-
3BHK + 2T (Lavender)	Rs. 35,000/-
3BHK + 3T +Staff + Utility + Corner (Tulip)	Rs. 38,500/-

MISCELLANEOUS

- All units have been provided with access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipe line.
- The allottee(s) understands and agrees that the project comprises of open and covered parking spaces spread across the whole project. For day to day comfort of all residents, every unit will be earmarked with atleast one car parking.
- The basement parking facility would get ready along with the completion of the entire project. In the meantime, open parking would be provided temporarily.
- 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.

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 1st June 2017

Activity	Details	Cost / sq ft on Super Area/Month (in ₹)
Security	24 Hours security, along with maintaining the entry.	1.49
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 Sewerage Treatment Plant.	
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 mobil) shared proportionately.	0.40
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.38
Total Charges		2.27 + GST &/or other taxes (if applicable)*

NOTE:

- * Upfront Maintenance of 12 months would be charged. The details are : Tulip - ₹ 50,258/- + GST, Lavender - ₹ 40,588/- + GST, for Lavender - I - Rs. 45,681/- + GST and for Magnolia ₹ 32,007/- + GST.
- Common maintenance charges for a period of 12 months (to be determined one month before possession) would be taken in advance, on the basis of area of apartment + GST and any other levies as applicable from time to time.
- 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.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.