



Price List & Payment Terms

1.4 KM from Vaishali Nagar, Jaipur

Effective From: - 15th February, 2012

Areas and Type	Super built up Area Sq. ft. (Sq.mt.)	Rate per Sq. ft. (Sq.mt.)	Basic Cost	STP Connection charges	External Electrification charges	Installment Price	Down Payment Price
Phase II							
Tulip (3 BHK) with Utility Store							
1 st to 3 rd Floor	1660 (154.217)	2160 (23250)	3585600	16600	25000	3627200	3447920
4 th to 9 th Floor	1660 (154.217)	2100 (22605)	3486000	16600	25000	3527600	3353300
10 th to 12 th Floor	1660 (154.217)	2030 (21851)	3369800	16600	25000	3411400	3242910
Tulip (3 BHK)							
1 st to 3 rd Floor	1480 (137.546)	2160 (23250)	3196800	14800	25000	3236600	3076760
4 th to 9 th Floor	1480 (137.546)	2100 (22605)	3108000	14800	25000	3147800	2992400
10 th to 12 th Floor	1480 (137.546)	2030 (21851)	3004400	14800	25000	3044200	2893980
IRIS (2 BHK with Store)							
1 st to 3 rd Floor	1210 (111.947)	2160 (23250)	2613600	12100	25000	2650700	2520020
4 th to 9 th Floor	1210 (111.947)	2100 (22605)	2541000	12100	25000	2578100	2451050
10 th to 12 th Floor	1210 (111.947)	2030 (21851)	2456300	12100	25000	2493400	2370585

Premium Unit Charges

Type "A" - 17 % of the basic cost
 Type "B" - 13 % of the basic cost
 Type "C" - 5 % of the basic cost
 Type "D" - 2.5% of the basic cost

Parking Charges: Any one parking is mandatory

- Open Parking: Rs.75, 000/- or
- Covered Parking: Rs.1, 50,000/- or
- Double Covered Parking: Rs.2, 25,000/-

(Note – Covered Parking is subject to availability)



BUDGET FOR MANAGEMENT AND MAINTENANCE COST

15th February, 2012

ACTIVITY	DETAILS	COST/ SQ. FT. / MONTH (in Rs.)
SECURITY	24 Hours security and manning the main entry.	0.87
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 to ensure water supply, power back up and working of STP.	
REPAIR & MAINTENANCE	On call electrician, plumbers services, Helper, Lifeguard & mason for the maintenance of the complex on nominal charges basis.	
ADMINISTRATION COST	Administrative, Accounting, Stationary and Miscellaneous cost.	

NOTE:

1. Besides the above, power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobile) will be shared proportionately, the approximate monthly cost is Rs.0.22/sq.ft.
2. In addition, a capital charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings. Approximate monthly charges would be Rs.0.23/sq.ft.
3. Common Maintenance Charges for a period of 12 or 18 months to be determined at the time of offer of possession would be taken in advance, on the basis of area of Apartment + Service taxes and any other levies as applicable from time to time shall be payable extra.
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. The above working of cost is as per our estimates and might vary in cost and scope of work at the time of possession.



Price List & Payment Terms

1.4 KM from Vaishali Nagar, Jaipur

Effective From: - 15th February, 2012

Areas and Type	Super built up Area Sq. ft. (Sq.mt.)	Rate per Sq. ft. (Sq.mt.)	Basic Cost	STP Connection charges	External Electrification charges	Installment Price	Down Payment Price
Phase III							
Tulip (3 BHK) with Utility Store							
1 st to 3 rd Floor	1660 (154.217)	2210 (23789)	3668600	16600	25000	3710200	3416712
4 th to 9 th Floor	1660 (154.217)	2150 (23143)	3569000	16600	25000	3610600	3325080
10 th to 12 th Floor	1660 (154.217)	2080 (22389)	3452800	16600	25000	3494400	3218176
Tulip-II (3 BHK) with Utility Store							
1 st to 3 rd Floor	1480 (137.546)	2210 (23789)	3270800	14800	25000	3310600	3048936
4 th to 9 th Floor	1480 (137.546)	2150 (23143)	3182000	14800	25000	3221800	2967240
10 th to 12 th Floor	1480 (137.546)	2080 (22389)	3078400	14800	25000	3118200	2871928
Iris-II (2 BHK) with Utility Store							
1 st to 3 rd Floor	1210 (111.947)	2210 (23789)	2674100	12100	25000	2711200	2497272
4 th to 9 th Floor	1210 (111.947)	2150 (23143)	2601500	12100	25000	2638600	2430480
10 th to 12 th Floor	1210 (111.947)	2080 (22389)	2516800	12100	25000	2553900	2352556

Premium Unit Charges

Type "A" - 17 % of the basic cost

Type "B" - 13 % of the basic cost

Type "C" - 5 % of the basic cost

Parking Charges: Any one parking is mandatory

a. Open Parking: Rs.75, 000/- Or

b. Covered Parking: Rs.1, 50,000/- Or

c. Double Covered Parking: Rs.2, 25,000/-

(Note – Covered Parking is subject to availability)

SCHEDULE OF PAYMENTS

<u>Down Payment Plan (Benefits -: 8 % of the basic cost)</u>	
a. At the time of Booking	10%
b. Within 30 days of Booking	90%
<u>EMI Sharing Payment Plan (We share your home loan EMI's for certain period *)</u>	
a. At the time of Booking	10%
b. Within 30 days of Booking	90%
* (For exact time period of shared EMI's please discuss with our Sales executive)	
<u>Progress Link Installment Plan:</u>	
a. At the time of booking	10%
b. Within 30 days of booking	10%
c. On commencement of construction	10%
d. On laying of first roof	10%
e. On laying of fourth roof	10%
f. On laying of seventh roof	10%
g. On laying of ninth roof	10%
h. On laying of twelfth roof	10%
i. On completion of outer plaster	10%
j. On completion of flooring	5%
i. One month before possession	5%

Other Charges:

Payable one month before possession

- | | | |
|---------------------------------|--------------|---|
| a. Swimming Pool charges: | Rs.25, 000/- | b. Interest Free Maintenance Security: Rs.10/sq.ft. |
| c. Gas Pipe connection charges: | Rs.20,000/- | |

- **Expected date of possession for Phase III (Block No. - 18, 19 &20) is Dec – 2013 and for (Block No. 21, 22 & 23) is April-2014.**
- 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.
- Built - up Area = Super Built - up Area – 20%.
- Club & Swimming Pool likely to be ready along with the final phase of the project
- All cheques / drafts to be made in favor of "RANGOLI GARDENS" payable at **Jaipur/ Delhi**. (Out station cheques will not be accepted).
- All cheques / drafts of interest free **maintenance** security to be made in favor of "Vatika Marketing Ltd" or any other assigned agencies payable at **Jaipur/Delhi**. (Out station cheques will not be accepted).
- **Service tax and VAT as applicable would be payable.**



BUDGET FOR MANAGEMENT AND MAINTENANCE COST

15th February, 2012

ACTIVITY	DETAILS	COST/ SQ. FT. / MONTH (in Rs.)
SECURITY	24 Hours security and manning the main entry.	0.87
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 to ensure water supply, power back up and working of STP.	
REPAIR & MAINTENANCE	On call electrician, plumbers services, Helper, Lifeguard & mason for the maintenance of the complex on nominal charges basis.	
ADMINISTRATION COST	Administrative, Accounting, Stationary and Miscellaneous cost.	

NOTE:

1. Besides the above, power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobile) will be shared proportionately, the approximate monthly cost is **Rs.0.22/sq.ft.**
2. In addition, a capital charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings. Approximate monthly charges would be **Rs.0.23/sq.ft.**
3. Common Maintenance Charges for a period of 12 or 18 months to be determined at the time of offer of possession would be taken in advance, on the basis of area of Apartment + Service taxes and any other levies as applicable from time to time shall be payable extra.
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. The above working of cost is as per our estimates and might vary in cost and scope of work at the time of possession.



Price List & Payment Terms

1.4 KM from Vaishali Nagar, Jaipur

Effective From: - 1st February, 2012

Areas and Type	Super built up Area Sq. ft. (Sq.mt.)	Rate per Sq. ft. (Sq.mt.)	Basic Cost	STP Connection charges	External Electrification charges	Installment Price	Down Payment Price
Phase IV							
Tulip-II (3 BHK) with Utility Store							
1 st to 3 rd Floor	1480 (137.546)	2260 (24327)	3344800	14800	25000	3384600	3050120
4 th to 9 th Floor	1480 (137.546)	2200 (23681)	3256000	14800	25000	3295800	2970200
10 th to 12 th Floor	1480 (137.546)	2130 (22927)	3152400	14800	25000	3192200	2876960
Iris-II (2 BHK) with Utility Store							
1 st to 3 rd Floor	1210 (111.947)	2260 (24327)	2734600	12100	25000	2771700	2498240
4 th to 9 th Floor	1210 (111.947)	2200 (23681)	2662000	12100	25000	2699100	2432900
10 th to 12 th Floor	1210 (111.947)	2130 (22927)	2577300	12100	25000	2614400	2356670

Premium Unit Charges

Type "D" - 15 % of the basic cost

Type "E" - 10 % of the basic cost

Type "C" - 5 % of the basic cost

Parking Charges: Any one parking is mandatory

a. Open Parking: Rs.75, 000/- Or

b. Covered Parking: Rs.1, 50,000/- Or

c. Double Covered Parking: Rs.2, 25,000/-

(Note – Covered Parking is subject to availability)

SCHEDULE OF PAYMENTS

<u>Down Payment Plan (Benefits -: 10 % of the basic cost)</u>	
a. At the time of Booking	10%
b. Within 30 days of Booking	90%
<u>EMI Sharing Payment Plan (We share your home loan EMI's for certain period *)</u>	
a. At the time of Booking	10%
b. Within 30 days of Booking	90%
* (For exact time period of shared EMI's please discuss with our Sales executive)	
<u>Progress Link Installment Plan:</u>	
a. At the time of booking	10%
b. Within 30 days of booking	10%
c. On commencement of construction	10%
d. On laying of first roof	10%
e. On laying of fourth roof	10%
f. On laying of seventh roof	10%
g. On laying of ninth roof	10%
h. On laying of twelfth roof	10%
i. On completion of outer plaster	10%
j. On completion of flooring	5%
i. One month before possession	5%

Other Charges:

Payable one month before possession

- a. Swimming Pool charges: Rs.25, 000/-
c. Gas Pipe connection charges: Rs.20,000/-

b. Interest Free Maintenance Security: Rs.10/sq.ft.

- **Expected date of possession for Phase IV (Block No. - 24, 25 & 26) is Jul – 2014.**
- 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.
- Built - up Area = Super Built - up Area – 20%.
- Club & Swimming Pool likely to be ready along with the final phase of the project
- All cheques / drafts to be made in favor of “RANGOLI GARDENS” payable at **Jaipur/ Delhi**. (Out station cheques will not be accepted).
- All cheques / drafts of interest free **maintenance** security to be made in favor of “**Vatika Marketing Ltd**” or any other assigned agencies payable at **Jaipur/Delhi**. (Out station cheques will not be accepted).
- **Service tax and VAT as applicable would be payable.**



BUDGET FOR MANAGEMENT AND MAINTENANCE COST

1st February, 2012

ACTIVITY	DETAILS	COST/ SQ. FT. / MONTH (in Rs.)
SECURITY	24 Hours security and manning the main entry.	0.87
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 to ensure water supply, power back up and working of STP.	
REPAIR & MAINTENANCE	On call electrician, plumbers services, Helper, Lifeguard & mason for the maintenance of the complex on nominal charges basis.	
ADMINISTRATION COST	Administrative, Accounting, Stationary and Miscellaneous cost.	

NOTE:

1. Besides the above, power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobile) will be shared proportionately, the approximate monthly cost is Rs.0.22/sq.ft.
2. In addition, a capital charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings. Approximate monthly charges would be Rs.0.23/sq.ft.
3. Common Maintenance Charges for a period of 12 or 18 months to be determined at the time of offer of possession would be taken in advance, on the basis of area of Apartment + Service taxes and any other levies as applicable from time to time shall be payable extra.
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. The above working of cost is as per our estimates and might vary in cost and scope of work at the time of possession.