



**PRICE LIST for**  
**Ashiana Mulberry - Phase 1**  
**(Tower - 1/2/3)**  
**HRERA Regd. No. 44 of 2017**  
**Pre EMI - Subvention Scheme**



*W.e.f 01.08.2017*

| <i>Accommodation</i>     | <i>Type</i> | <i>Carpet Area<br/>(1 Sqm. = 10.764 Sft.)</i> | <i>Covered / Built-up<br/>Area<br/>(1 Sqm. = 10.764 Sft.)</i> | <i>Super Built-up Area<br/>(1 Sqm. = 10.764 Sft.)</i> | <i>Basic Sale Price<br/>(BSP)</i> |
|--------------------------|-------------|-----------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------|-----------------------------------|
| 3 BR + 3 Toilets         | A           | 994.16 Sft.<br>(92.36 Sq. Mtr.)               | 1384.36 Sft.<br>(128.61 Sq. Mtr.)                             | 1730 Sft.<br>(160.72 Sq. Mtr.)                        | Rs. 82,17,500/-                   |
| 2 BR + 2 Toilets + Study | B           | 834.96 Sft.<br>(77.57 Sq. Mtr.)               | 1175.97 Sft.<br>(109.25 Sq. Mtr.)                             | 1465 Sft.<br>(136.10 Sq. Mtr.)                        | Rs. 69,58,750/-                   |
| 2 BR + 2 Toilets         | C           | 697.83 Sft.<br>(64.83 Sq. Mtr.)               | 981.03 Sft.<br>(91.14 Sq. Mtr.)                               | 1210 Sft.<br>(112.41 Sq. Mtr.)                        | Rs. 57,47,500/-                   |

\* GST discount based on assumption of input credit benefit that the project is expected to receive from its supply chain shall be provided additionally.

***Preferential Location Charges (PLC) :***

|                                                                                                              | <b>Rate per Sq.ft.<br/>on Carpet Area</b> | <b>Rate per Sq.ft.<br/>on Super Built-up Area</b> |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------|
| Green Facing                                                                                                 | Rs. 350/Sft.                              | Rs. 200/Sft.                                      |
| Ground – 1 <sup>st</sup> Floor                                                                               | Rs. 350/Sft.                              | Rs. 200/Sft.                                      |
| 2nd – 4th Floor                                                                                              | Rs. 265/Sft.                              | Rs. 150/Sft                                       |
| 5th – 8th Floor                                                                                              | Rs. 175/Sft.                              | Rs. 100/Sft                                       |
| 9th – 10th Floor                                                                                             | Rs. 130/Sft.                              | Rs. 75/Sft                                        |
| <b>Extra terrace space beyond typical balcony area, on any floor, shall be charged extra @ Rs. 1500/Sft.</b> |                                           |                                                   |

***Car Parking :***

|                                                                                      |                                |
|--------------------------------------------------------------------------------------|--------------------------------|
| <b>Right of exclusive usage only for Covered Car Parking Bay at Basement Level :</b> |                                |
| Single Bay                                                                           | Rs. 2,50,000/- per parking bay |
| Double Bay (Back to Back)                                                            | Rs. 4,00,000/- per parking bay |
| <b>❖ 1 Basement Car Parking Bay is mandatory with every apartment</b>                |                                |

|                                      | <b>Rate per Sq.ft.<br/>on Carpet Area</b>                                                                  | <b>Rate per Sq.ft.<br/>on Super Built-up Area</b> |
|--------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Club Development Charges             | Rs. 1,50,000/- per Apartment                                                                               |                                                   |
| Electrical Substation Charges (ESS)  | Rs. 88/Sft.                                                                                                | Rs. 50/Sft.                                       |
| Fire Fighting Charges(FFC)           | Rs. 88/Sft.                                                                                                | Rs. 50/Sft.                                       |
| Power Backup Installation            | Rs. 20,000 per KVA (4 KVA for 2 BHK/ 2 BHK+ Study, 5 KVA for 3 BHK). Recurring monthly cost shall be extra |                                                   |
| Reticulated Cooking Gas Installation | Rs. 10,000/- per Apartment. Recurring monthly cost shall be extra.                                         |                                                   |

***Statutory Charges :***

|                                          | <b>Rate per Sq.ft.<br/>on Carpet Area</b> | <b>Rate per Sq.ft.<br/>on Super Built-up Area</b> |
|------------------------------------------|-------------------------------------------|---------------------------------------------------|
| IDC (Infrastructure Development Charges) | Rs. 62/Sft.                               | Rs. 35/Sft.                                       |
| EDC (External Development Charges)       | Rs. 810/Sft.                              | Rs. 460/Sft.                                      |

***Maintenance Charges (Payable at Offer of Possession) :***

|                                                                           | <b>Rate per Sq.ft.<br/>on Carpet Area</b> | <b>Rate per Sq.ft.<br/>on Super Built-up Area</b> |
|---------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------|
| IFMSD (Interest Free Maintenance Security Deposit)                        | Rs. 35/Sft.                               | Rs. 20/Sft.                                       |
| Contribution towards Sinking Fund for 24 months                           | Rs. 8.40/ Sft.                            | Rs. 4.80/Sft.                                     |
| Advance Common Area Maintenance & Management (CMM) Charges for 24 months* | Rs. 105/Sft.                              | Rs. 60/Sft.                                       |
| Advance Common Area Electricity Charges for 24 months*                    | Rs. 36,000/- per Apartment                |                                                   |

\* Estimated charges based on current pricing. Cost shall be determined on actual basis upon start of services and reconciled every quarter.

# All amounts shall be calculated based on rates per Sq.ft. of Super Built-up Area. Rate per Sq.ft. on Carpet Area has been show for information purpose.

*Contd.*

**Payment Plan under 10 : 80 : 10 Pre EMI Subvention**

| Stage                              | Percentage (%)                                                         | Contributor           |
|------------------------------------|------------------------------------------------------------------------|-----------------------|
| On Booking                         | 10% of Total Price of Apartment                                        | Customer Contribution |
| Within 30 Days of Booking          | 10% of Total Price of Apartment                                        | Bank Contribution **  |
| Casting of Basement Roof Slab      | 40% of Total Price of Apartment                                        |                       |
| On Casting of 4th Floor Roof Slab  | 5% of Total Price of Apartment                                         |                       |
| On Casting of 8th Floor Roof Slab  | 5% of Total Price of Apartment                                         |                       |
| On Casting of 12th Floor Roof Slab | 5% of Total Price of Apartment                                         |                       |
| On Casting of Top Floor Roof Slab  | 5% of Total Price of Apartment                                         |                       |
| On Completion of Brick Work        | 10% of Total Price of Apartment                                        | Customer Contribution |
| On Completion of External Plaster  | 5% of Total Price of Apartment                                         |                       |
| At time of Possession #            | 5% of Total Price of Apartment<br>+ All other charges as per Agreement |                       |

\*\* Allottee must have loan eligibility and shall be exclusively be responsible for payment as per mentioned payment plan.

**Brief Terms & Conditions**

- Project **Ashiana Mulberry - Phase - 1** comprises of Tower 1, 2 & 3 & other areas & facilities as defined in RERA registration.
  - Area Definition :**
    - Carpet Area** as per RERA means the net usable floor area of an apartment excluding the area covered by the external walls, areas under services 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 / Covered Area** of the Apartment, also referred to as Apartment Area shall mean entire area enclosed by its periphery walls including area under walls, columns, exclusive balconies / exclusive verandahs / exclusive deck (covered or uncovered). In case of common walls & columns, which are common with adjoining apartment, half the area of such walls & column shall be considered.
- All payments need to be made in the name of :  
**ADPL Master RERA Escrow A/c Phase 1 A/c No. 57500000062881.**
- Total Price of Apartment** includes Basic Sale Price, Preferential Location Charges, Parking Charges, Club Development Charges, External Development Charges & Infrastructure Development Charges, Electrical Substation Charges (ESS), Fire Fighting Charges(FFC).
- Buyer has to compulsorily avail home loan for the balance amount, as per the payment plan, from the approved banks / HFI's only.
- The Company reserves the right to revise the price from time to time with prospective effect without giving any prior notice. Price prevailing on the date of booking acceptance shall be applicable.
- The Developer shall execute an "Agreement for Sale" upon receipt of 10% of Total Price of Apartment in order to enable the Buyer to apply for home loan. This Agreement has to be registered as mandated under RERA. Stamp Duty, Registration charges, and legal charges will have to be borne by Allottee. Simultaneously, the Developer and the Buyer shall execute a "Pre EMI Subvention Agreement".
- Developer will provide the facility of Pre EMI Subvention till offer of possession

*Contd.*



8. **External Development Charges (EDC) & Infrastructure Development Charges (IDC)** are pro-rated per unit as applicable to this Group Housing project. In case of any revision (retrospective or in future), the same would be payable on pro-rata basis from the Applicant/Allottee. The above mentioned figures are indicative only.
9. Possession : As mentioned in the Agreement for Sale.
10. The area of apartment being allotted is Super Built-up Area including Carpet Area of the apartment, Covered area/ Unit Area plus proportionate share of common areas and facilities as described in the Agreement for Sale. Super Built-up Area is mentioned for the purpose of information only of the Allottee and to relate with earlier sale of similar apartments in the on-going project prior to commencement of RERA. It has no commercial bearing.
11. GST as applicable would be payable by the Buyer as per invoice. All taxes, Cess, levies as demanded by Govt. in present or future shall be payable as determined.
12. **External Electrification Charges** include any deposits, charges, levies, estimates, cost & expenses for sanction, erection & installation of single point bulk supply HT Electric Connection including HT Feeder Line infrastructure to the complex by DHBVNL including electric meter connection charges shall be payable at possession as determined by the Company.
13. Charges for sewer and water connection to the complex are payable by the allottee proportionately as determined at possession.
14. Charges on account of formation and membership fee for Association of Allottees are payable additionally as determined at possession.
15. 24 months Advance Common Area Maintenance & Management (CMM) Charges and Advance Common Area Electricity Charges as stated above are based on estimates as per cost prevailing on date and shall be payable at possession as determined by the company, as per the prices prevailing at the time of possession.
16. Stamp Duty/ Registration Charges/ Legal expenses for execution & registration of the Agreement for Sale and Conveyance Deed shall be payable based on the prevailing rates at that time.
17. Any extra works executed in the apartment upon demand of the allottee shall be charged extra on pre-determined rates.
18. The above installments shall become due as and when the construction is achieved in the respective Apartment or the tower as applicable irrespective in the order in which it appears above
19. The company may in its sole discretion, permit assignment of an allotment only after receipt of minimum 25% of price of aptment along with any other dues/ outstanding / interest on delayed payments etc. and payment of administrative charges @ Rs. 100.00 Per Sft or any other fees as described by the company from time to time . In case of bank loans, the allottee shall be responsible for the transfer of bank loan to his transferee and for all bank charges, such as processing fees, foreclosure charges ar any other charge, fee, commission levied by the leading bank/Housing Finance Institutions(HFI).
20. The Area, Specification, Features and Layout are as proposed by the Developer subject to change / modification within the provisions of Haryana Real Estate (Regulation and Development) Rules 2017.
21. As per the amendment in the provisions of Sec 194-1A of Income Tax Act and notified by CBDT vide notification No. S.O. 1404-E dated 31st May 2013 applicable w.e.f. 1st June 2013, the buyer has to deduct TDS @ 1% out of the installment which is to be paid to us and to pay that TDS amount to the credit of Central Govt. The credit of the same will be reflected in your account once you submit the proof of payment of TDS on purchase of property and issue us TDS certificate in Form 16B.
22. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application form and Agreement for Sale.
23. Any / All price list issued prior to 01-08-2017 stand revoked and invalid henceforth.