

# PRICE LIST

## White Petals

(Ashiana Mulberry - Phase II)  
HRERA Regd. No. HARERA/GGM/2018/22

W.e.f 06/11/2018

### Pre - EMI Subvention Scheme (10:75:15)

### Apartment Type - A

1 Sq. Mtr. = 10.764 Sq.ft.

Accommodation	Carpet Area	Covered / Built-up Area	Super Built-up Area
3 BR + 3 Toilets	994.16 Sq. Ft. (92.36 Sq. Mtr)	1384.36 Sq. Ft. (128.61 Sq. Mtr.)	1730 Sq. Ft. (160.72 Sq. Mtr.)

Tower - T4			Tower - T6		
Apartment No.	Floor	Pre - EMI Subvention Scheme #6	Apartment No.	Floor	Pre - EMI Subvention Scheme #6
		Total Price of Apartment #3			Total Price of Apartment #3
A - 013	GF	9,843,350	A - 023	GF	9,843,350
A - 014	GF	9,670,350	A - 024	GF	9,670,350
A - 113	1st	9,843,350	A - 123	1st	9,843,350
A - 114	1st	9,670,350	A - 124	1st	9,670,350
A - 213	2nd	9,756,850	A - 223	2nd	9,756,850
A - 214	2nd	9,583,850	A - 224	2nd	9,583,850
A - 313	3rd	9,756,850	A - 323	3rd	9,756,850
A - 314	3rd	9,583,850	A - 324	3rd	9,583,850
A - 413	4th	9,756,850	A - 423	4th	9,756,850
A - 414	4th	9,583,850	A - 424	4th	9,583,850
A - 513	5th	9,670,350	A - 523	5th	9,670,350
A - 514	5th	9,497,350	A - 524	5th	9,497,350
A - 613	6th	9,670,350	A - 623	6th	9,670,350
A - 614	6th	9,497,350	A - 624	6th	9,497,350
A - 713	7th	9,670,350	A - 723	7th	9,670,350
A - 714	7th	9,497,350	A - 724	7th	9,497,350
A - 813	8th	9,670,350	A - 823	8th	9,670,350
A - 814	8th	9,497,350	A - 824	8th	9,497,350
A - 913	9th	9,627,100	A - 923	9th	9,627,100
A - 914	9th	9,454,100	A - 924	9th	9,454,100
A - 1013	10th	9,627,100	A - 1023	10th	9,627,100
A - 1014	10th	9,454,100	A - 1024	10th	9,454,100
A - 1113	11th	9,497,350	A - 1123	11th	9,497,350
A - 1114	11th	9,324,350	A - 1124	11th	9,324,350
A - 1213	12th	9,497,350	A - 1223	12th	9,497,350
A - 1214	12th	9,324,350	A - 1224	12th	9,324,350
A - 1313	13th	9,497,350	A - 1323	13th	9,497,350
A - 1314	13th	9,324,350	A - 1324	13th	9,324,350

Note : The Promoter / Developer shall provide subvention of Pre-EMI Interest upto Offer of Possession

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**CLP Plan with Rental  
Apartment Type - A**

Tower - T4					Tower - T6				
Apartment No.	Floor	Construction Linked Plan(CLP) with Rental	Rental Amount Rs 30,000 PM	Net Cost	Apartment No.	Floor	Construction Linked Plan(CLP) with Rental	Rental Amount Rs 30,000 PM	Net Cost
		Total Price of Apartment #3	Total Amount for 36 Months #7				Total Price of Apartment #3	Total Amount for 36 Months #7	
A - 013	GF	9,843,350	1,080,000	8,763,350	A - 023	GF	9,843,350	1,080,000	8,763,350
A - 014	GF	9,670,350	1,080,000	8,590,350	A - 024	GF	9,670,350	1,080,000	8,590,350
A -113	1st	9,843,350	1,080,000	8,763,350	A -123	1st	9,843,350	1,080,000	8,763,350
A -114	1st	9,670,350	1,080,000	8,590,350	A -124	1st	9,670,350	1,080,000	8,590,350
A -213	2nd	9,756,850	1,080,000	8,676,850	A -223	2nd	9,756,850	1,080,000	8,676,850
A -214	2nd	9,583,850	1,080,000	8,503,850	A -224	2nd	9,583,850	1,080,000	8,503,850
A -313	3rd	9,756,850	1,080,000	8,676,850	A -323	3rd	9,756,850	1,080,000	8,676,850
A -314	3rd	9,583,850	1,080,000	8,503,850	A -324	3rd	9,583,850	1,080,000	8,503,850
A -413	4th	9,756,850	1,080,000	8,676,850	A -423	4th	9,756,850	1,080,000	8,676,850
A -414	4th	9,583,850	1,080,000	8,503,850	A -424	4th	9,583,850	1,080,000	8,503,850
A -513	5th	9,670,350	1,080,000	8,590,350	A -523	5th	9,670,350	1,080,000	8,590,350
A -514	5th	9,497,350	1,080,000	8,417,350	A -524	5th	9,497,350	1,080,000	8,417,350
A -613	6th	9,670,350	1,080,000	8,590,350	A -623	6th	9,670,350	1,080,000	8,590,350
A -614	6th	9,497,350	1,080,000	8,417,350	A -624	6th	9,497,350	1,080,000	8,417,350
A -713	7th	9,670,350	1,080,000	8,590,350	A -723	7th	9,670,350	1,080,000	8,590,350
A -714	7th	9,497,350	1,080,000	8,417,350	A -724	7th	9,497,350	1,080,000	8,417,350
A -813	8th	9,670,350	1,080,000	8,590,350	A -823	8th	9,670,350	1,080,000	8,590,350
A -814	8th	9,497,350	1,080,000	8,417,350	A -824	8th	9,497,350	1,080,000	8,417,350
A -913	9th	9,627,100	1,080,000	8,547,100	A -923	9th	9,627,100	1,080,000	8,547,100
A -914	9th	9,454,100	1,080,000	8,374,100	A -924	9th	9,454,100	1,080,000	8,374,100
A -1013	10th	9,627,100	1,080,000	8,547,100	A -1023	10th	9,627,100	1,080,000	8,547,100
A -1014	10th	9,454,100	1,080,000	8,374,100	A -1024	10th	9,454,100	1,080,000	8,374,100
A -1113	11th	9,497,350	1,080,000	8,417,350	A -1123	11th	9,497,350	1,080,000	8,417,350
A -1114	11th	9,324,350	1,080,000	8,244,350	A -1124	11th	9,324,350	1,080,000	8,244,350
A -1213	12th	9,497,350	1,080,000	8,417,350	A -1223	12th	9,497,350	1,080,000	8,417,350
A -1214	12th	9,324,350	1,080,000	8,244,350	A -1224	12th	9,324,350	1,080,000	8,244,350
A -1313	13th	9,497,350	1,080,000	8,417,350	A -1323	13th	9,497,350	1,080,000	8,417,350
A -1314	13th	9,324,350	1,080,000	8,244,350	A -1324	13th	9,324,350	1,080,000	8,244,350

**Note :** Under Rental Support Offer, the Promoter shall provide monthly Rental Support via Cheque/RTGS/NEFT on a monthly basis for the duration of Scheme as per Rental Support Agreement. However such monthly Rental Support Payment is contingent on the allottee making timely payment as per the agreed terms of payment.

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

Charges	Type -A
IFMSD (Interest Free Maintenance Security Deposit)	34,600
Contribution towards Sinking Fund	8,304
Advance Common Area Maintenance & Management (CMM) Charges for 24 months*	1,03,800
Advance Common Area Electricity Charges for 24 months*	36,000

\* 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.

**PAYMENT PLAN**

Stage	Tower - T4 / T6	Tower - T5
On Booking	<b>Rs.5 Lac / Rs. 6 Lac / Rs. 7.50 Lac</b>	
Within 30 days of Booking	10% of Total Price of Apartment (After deducting booking advance)	10% of Total Price of Apartment (After deducting booking advance)
Within 90 days of Booking	10 % of Total Price of Apartment	10 % of Total Price of Apartment
On Excavation	10 % of Total Price of Apartment	10 % of Total Price of Apartment
On Casting of Tower Basement Roof Slab	10 % of Total Price of Apartment	10 % of Total Price of Apartment
On Casting of 2 <sup>nd</sup> Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 5 <sup>th</sup> Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 8 <sup>th</sup> Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 11 <sup>th</sup> Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 14 <sup>th</sup> Floor Roof Slab	NA	5 % of Total Price of Apartment
On Casting of Top Floor Slab	7 % of Total Price of Apartment	10 % of Total Price of Apartment
On Completion of Brick Work of Booked Apartment	10 % of Total Price of Apartment	10 % of Total Price of Apartment
On Completion of Internal Plaster of Booked Apartment	5 % of Total Price of Apartment	5 % of Total Price of Apartment
On Completion of External Plaster	5 % of Total Price of Apartment	5 % of Total Price of Apartment
Offer of Possession	5 % of Total Price of Apartment + All other charges as per Agreement	5 % of Total Price of Apartment + All other charges as per Agreement

**Note : (i) 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.**

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

### Brief Terms & Conditions

1. (a) Project **White Petals @ Ashiana Mulberry - Phase - II** comprises of Tower 4, 5 & 6 & other areas & facilities as defined in RERA registration.  
(b) **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.
2. All payments need to be made in the name of :  
**ADPL Master RERA Escrow Account Phase II - 50200030727599.**
3. **Total Price of Apartment** includes Basic Sale Price, Preferential Location Charges, Parking Charges for Single Bay Parking slot for Basement level, Club Development Charges, External Development Charges & Infrastructure Development Charges, Electrical Substation Charges (ESS), Fire Fighting Charges(FFC).
4. The Promoter 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.
5. The Promoter 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 Promoter and the Buyer shall execute a "Pre EMI Subvention Agreement", if booking is under Pre-EMI Subvention Scheme.
6. Promoter will provide the facility of Pre EMI Subvention as specified in the "Pre EMI Subvention Agreement. The Allottee is responsible for his loan eligibility and for ensuring timely disbursement of installment from the lender.
7. Under Rental Support Offer, the Promoter shall provide monthly Rental Support via Cheque/RTGS/NEFT on a monthly basis for the duration of Scheme as per Rental Support Agreement. However such monthly Rental Support Payment is contingent on the allottee making timely payment as per the agreed terms of payment.
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 Promoter.
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 Promoter, 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 Promoter may in its sole discretion, permit assignment of an allotment only after receipt of minimum 25% of price of apartment 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 Promoter 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 or 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 Promoter 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. The Price List is valid with effect from 06/11/2018.

### Rental Support Plan Illustration

Apartment Type - **A** - Super Built-up Area : **1730 Sq.ft. (160.72 Sq. mtr.)**

		Amount (Rs.)
(a)	Total Price of Apartment <b>(Apartment No. A - 1314)</b>	93,24,350
(b)	Monthly Rental Support	30,000 per month
(c)	Duration of Rental Support	36 months
(d)	Total amount for Rental Support	10,80,000
<b>(e)</b>	<b>Net Cost for Allottee</b>	<b>82,44,350</b>

**Note :** Payment shall start from the month after Registration of Agreement for Sale & Completion of 20% payment .

### Pre- EMI Subvention Plan Illustration (10:75:15)

		Amount (Rs.)
(a)	Total Price of Apartment <b>(Apartment No. A - 1314)</b>	93,24,350
(b)	Contribution by ownself 25%	23,31,087
(c)	Home loan amount to be disbursed by the lender as per given payment plan ( 75%)	69,93,263
(d)	ROI	9% p.a.
(e)	Subvention amount paid by the Promoter to the lender on behalf of the Customer	11,63,603
<b>(f)</b>	<b>Net Cost for Allottee</b>	<b>81,60,747</b>