

# 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 (10:80:10)

### Apartment Type - B

1 Sq. Mtr. = 10.764 Sq.ft.

Accommodation	Carpet Area	Covered / Built-up Area	Super Built-up Area
2 BR + 2 Toilets + Study	834.96 Sq. Ft. (77.57 Sq. Mtr.)	1175.97 Sq. Ft. (109.25 Sq. Mtr.)	1465 Sq. Ft. (136.10 Sq. Mtr.)

Tower - T4			Tower - T5			Tower - T6		
Apartment No.	Floor	Pre - EMI Subvention Scheme #6	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			Total Price of Apartment #3
B -115	1st	9,121,175	B -117	1st	9,121,175	B -121	1st	9,121,175
B -215	2nd	8,320,425	B -119	1st	9,121,175	B -221	2nd	8,320,425
B -315	3rd	8,320,425	B -217	2nd	8,320,425	B -321	3rd	8,320,425
B -415	4th	8,320,425	B -219	2nd	8,320,425	B -421	4th	8,320,425
B -515	5th	8,247,175	B -317	3rd	8,320,425	B -521	5th	8,247,175
B -615	6th	8,247,175	B -319	3rd	8,320,425	B -621	6th	8,247,175
B -715	7th	8,247,175	B -417	4th	8,320,425	B -721	7th	8,247,175
B -815	8th	8,247,175	B -419	4th	8,320,425	B -821	8th	8,247,175
B -915	9th	8,210,550	B -517	5th	8,247,175	B -921	9th	8,210,550
B -1015	10th	8,210,550	B -519	5th	8,247,175	B -1021	10th	8,210,550
B -1115	11th	8,100,675	B -617	6th	8,247,175	B -1121	11th	8,100,675
B -1215	12th	8,100,675	B -619	6th	8,247,175	B -1221	12th	8,100,675
B -1315	13th	8,100,675	B -717	7th	8,247,175	B -1321	13th	8,100,675
			B -719	7th	8,247,175			
			B -817	8th	8,247,175			
			B -819	8th	8,247,175			
			B -917	9th	8,210,550			
			B -919	9th	8,210,550			
			B -1017	10th	8,210,550			
			B -1019	10th	8,210,550			
			B -1117	11th	8,100,675			
			B -1119	11th	8,100,675			
			B -1217	12th	8,100,675			
			B -1219	12th	8,100,675			
			B -1317	13th	8,100,675			
			B -1319	13th	8,100,675			
			B -1417	14th	8,100,675			
			B -1419	14th	8,100,675			
			B -1517	15th	8,100,675			
			B -1519	15th	8,100,675			
			B -1617	16th	8,100,675			
			B -1619	16th	8,100,675			
			B -1717	17th	8,100,675			
			B -1719	17th	8,100,675			

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 - B**

Tower - T4					Tower - T5					Tower - T6				
Apartment No.	Floor	Constructi on Linked Plan(CLP ) with Rental	Rental Amount Rs 25,000 PM	Net Cost	Apartment No.	Floor	Constructi on Linked Plan(CLP ) with Rental	Rental Amount Rs 25,000 PM	Net Cost	Apartment No.	Floor	Constructi on Linked Plan(CLP ) with Rental	Rental Amount Rs 25,000 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				Total Price of Apartment #3	Total Amount for 36 Months #7	
B -115	1st	9,121,175	900,000	8,221,175	B -117	1st	9,121,175	900,000	8,221,175	B -121	1st	9,121,175	900,000	8,221,175
B -215	2nd	8,320,425	900,000	7,420,425	B -119	1st	9,121,175	900,000	8,221,175	B -221	2nd	8,320,425	900,000	7,420,425
B -315	3rd	8,320,425	900,000	7,420,425	B -217	2nd	8,320,425	900,000	7,420,425	B -321	3rd	8,320,425	900,000	7,420,425
B -415	4th	8,320,425	900,000	7,420,425	B -219	2nd	8,320,425	900,000	7,420,425	B -421	4th	8,320,425	900,000	7,420,425
B -515	5th	8,247,175	900,000	7,347,175	B -317	3rd	8,320,425	900,000	7,420,425	B -521	5th	8,247,175	900,000	7,347,175
B -615	6th	8,247,175	900,000	7,347,175	B -319	3rd	8,320,425	900,000	7,420,425	B -621	6th	8,247,175	900,000	7,347,175
B -715	7th	8,247,175	900,000	7,347,175	B -417	4th	8,320,425	900,000	7,420,425	B -721	7th	8,247,175	900,000	7,347,175
B -815	8th	8,247,175	900,000	7,347,175	B -419	4th	8,320,425	900,000	7,420,425	B -821	8th	8,247,175	900,000	7,347,175
B -915	9th	8,210,550	900,000	7,310,550	B -517	5th	8,247,175	900,000	7,347,175	B -921	9th	8,210,550	900,000	7,310,550
B -1015	10th	8,210,550	900,000	7,310,550	B -519	5th	8,247,175	900,000	7,347,175	B -1021	10th	8,210,550	900,000	7,310,550
B -1115	11th	8,100,675	900,000	7,200,675	B -617	6th	8,247,175	900,000	7,347,175	B -1121	11th	8,100,675	900,000	7,200,675
B -1215	12th	8,100,675	900,000	7,200,675	B -619	6th	8,247,175	900,000	7,347,175	B -1221	12th	8,100,675	900,000	7,200,675
B -1315	13th	8,100,675	900,000	7,200,675	B -717	7th	8,247,175	900,000	7,347,175	B -1321	13th	8,100,675	900,000	7,200,675
					B -719	7th	8,247,175	900,000	7,347,175					
					B -817	8th	8,247,175	900,000	7,347,175					
					B -819	8th	8,247,175	900,000	7,347,175					
					B -917	9th	8,210,550	900,000	7,310,550					
					B -919	9th	8,210,550	900,000	7,310,550					
					B -1017	10th	8,210,550	900,000	7,310,550					
					B -1019	10th	8,210,550	900,000	7,310,550					
					B -1117	11th	8,100,675	900,000	7,200,675					
					B -1119	11th	8,100,675	900,000	7,200,675					
					B -1217	12th	8,100,675	900,000	7,200,675					
					B -1219	12th	8,100,675	900,000	7,200,675					
					B -1317	13th	8,100,675	900,000	7,200,675					
					B -1319	13th	8,100,675	900,000	7,200,675					
					B -1417	14th	8,100,675	900,000	7,200,675					
					B -1419	14th	8,100,675	900,000	7,200,675					
					B -1517	15th	8,100,675	900,000	7,200,675					
					B -1519	15th	8,100,675	900,000	7,200,675					
					B -1617	16th	8,100,675	900,000	7,200,675					
					B -1619	16th	8,100,675	900,000	7,200,675					
					B -1717	17th	8,100,675	900,000	7,200,675					
					B -1719	17th	8,100,675	900,000	7,200,675					

**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 - B
IFMSD (Interest Free Maintenance Security Deposit)	29,300
Contribution towards Sinking Fund	7,032
Advance Common Area Maintenance & Management (CMM) Charges for 24 months*	87,900
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	Rs.5 Lac / Rs. 6 Lac / Rs. 7.50 Lac	
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 - **B** - Super Built-up Area : **1465 Sq.ft. (136.10 Sq. mtr.)**

		Amount (Rs.)
(a)	Total Price of Apartment <b>(Apartment No. B - 1315)</b>	81,00,675
(b)	Monthly Rental Support	25,000 per month
(c)	Duration of Rental Support	36 months
(d)	Total amount for Rental Support	9,00,000
<b>(e)</b>	<b>Net Cost for Allottee</b>	<b>72,00,675</b>

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

### **Pre- EMI Subvention Plan Illustration** **(10:80:10)**

		Amount (Rs.)
(a)	Total Price of Apartment <b>(Apartment No. B - 1315)</b>	81,00,675
(b)	Contribution by ownself 20%	16,20,135
(c)	Home loan amount to be disbursed by the lender as per given payment plan ( 80%)	64,80,540
(d)	ROI	9% p.a.
(e)	Subvention amount paid by the Promoter to the lender on behalf of the Customer	10,07,277
<b>(f)</b>	<b>Net Cost for Allottee</b>	<b>70,93,398</b>