

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

W.e.f 01/04/2019

Pre - EMI Subvention Scheme
(10:80:10)
Apartment Type - C

1 Sq. Mtr. = 10.764 Sq.ft.

<i>Accommodation</i>	<i>Carpet Area</i>	<i>Covered / Built-up Area</i>	<i>Super Built-up Area</i>
2 BR + 2 Toilets	697.83 Sq. Ft. <i>(64.83 Sq. Mtr.)</i>	981.03 Sq. Ft. <i>(91.14 Sq. Mtr)</i>	1210 Sq. Ft. <i>(112.41 Sq. Mtr.)</i>

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
C - 016	GF	6,654,950	C -018	GF	6,654,950	C - 022	GF	6,654,950
C -116	1st	6,654,950	C -020	GF	6,654,950	C -122	1st	6,654,950
C -216	2nd	6,594,450	C -118	1st	6,654,950	C -222	2nd	6,594,450
C -316	3rd	6,594,450	C -120	1st	6,654,950	C -322	3rd	6,594,450
C -416	4th	6,594,450	C -218	2nd	6,594,450	C -422	4th	6,594,450
C -516	5th	6,533,950	C -220	2nd	6,594,450	C -522	5th	6,533,950
C -616	6th	6,533,950	C -318	3rd	6,594,450	C -622	6th	6,533,950
C -716	7th	6,533,950	C -320	3rd	6,594,450	C -722	7th	6,533,950
C -816	8th	6,533,950	C -418	4th	6,594,450	C -822	8th	6,533,950
C -916	9th	6,503,700	C -420	4th	6,594,450	C -922	9th	6,503,700
C -1016	10th	6,503,700	C -518	5th	6,533,950	C -1022	10th	6,503,700
C -1116	11th	6,412,950	C -520	5th	6,533,950	C -1122	11th	6,412,950
C -1216	12th	6,412,950	C -618	6th	6,533,950	C -1222	12th	6,412,950
C -1316	13th	6,412,950	C -620	6th	6,533,950	C -1322	13th	6,412,950
			C -718	7th	6,533,950			
			C -720	7th	6,533,950			
			C -818	8th	6,533,950			
			C -820	8th	6,533,950			
			C -918	9th	6,503,700			
			C -920	9th	6,503,700			
			C -1018	10th	6,503,700			
			C -1020	10th	6,503,700			
			C -1118	11th	6,412,950			
			C -1120	11th	6,412,950			
			C -1218	12th	6,412,950			
			C -1220	12th	6,412,950			
			C -1318	13th	6,412,950			
			C -1320	13th	6,412,950			
			C -1418	14th	6,412,950			
			C -1420	14th	6,412,950			
			C -1518	15th	6,412,950			
			C -1520	15th	6,412,950			
			C -1618	16th	6,412,950			
			C -1620	16th	6,412,950			
			C -1718	17th	6,412,950			
			C -1720	17th	6,412,950			

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

- GST is extra as applicable.

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CLP Plan with Rental
Apartment Type - C

Tower - T4					Tower - T5					Tower - T6				
Apartment No.	Floor	Construct ion Linked Plan (CLP) with Rental	Rental Amount Rs 20,000 PM	Net Cost	Apartment No.	Floor	Constructi on Linked Plan (CLP) with Rental	Rental Amount Rs 20,000 PM	Net Cost	Apartment No.	Floor	Constructi on Linked Plan (CLP) with Rental	Rental Amount Rs 20,000 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	
C - 016	GF	6,654,950	720,000	5,934,950	C -018	GF	6,654,950	720,000	5,934,950	C - 022	GF	6,654,950	720,000	5,934,950
C -116	1st	6,654,950	720,000	5,934,950	C -020	GF	6,654,950	720,000	5,934,950	C -122	1st	6,654,950	720,000	5,934,950
C -216	2nd	6,594,450	720,000	5,874,450	C -118	1st	6,654,950	720,000	5,934,950	C -222	2nd	6,594,450	720,000	5,874,450
C -316	3rd	6,594,450	720,000	5,874,450	C -120	1st	6,654,950	720,000	5,934,950	C -322	3rd	6,594,450	720,000	5,874,450
C -416	4th	6,594,450	720,000	5,874,450	C -218	2nd	6,594,450	720,000	5,874,450	C -422	4th	6,594,450	720,000	5,874,450
C -516	5th	6,533,950	720,000	5,813,950	C -220	2nd	6,594,450	720,000	5,874,450	C -522	5th	6,533,950	720,000	5,813,950
C -616	6th	6,533,950	720,000	5,813,950	C -318	3rd	6,594,450	720,000	5,874,450	C -622	6th	6,533,950	720,000	5,813,950
C -716	7th	6,533,950	720,000	5,813,950	C -320	3rd	6,594,450	720,000	5,874,450	C -722	7th	6,533,950	720,000	5,813,950
C -816	8th	6,533,950	720,000	5,813,950	C -418	4th	6,594,450	720,000	5,874,450	C -822	8th	6,533,950	720,000	5,813,950
C -916	9th	6,503,700	720,000	5,783,700	C -420	4th	6,594,450	720,000	5,874,450	C -922	9th	6,503,700	720,000	5,783,700
C -1016	10th	6,503,700	720,000	5,783,700	C -518	5th	6,533,950	720,000	5,813,950	C -1022	10th	6,503,700	720,000	5,783,700
C -1116	11th	6,412,950	720,000	5,692,950	C -520	5th	6,533,950	720,000	5,813,950	C -1122	11th	6,412,950	720,000	5,692,950
C -1216	12th	6,412,950	720,000	5,692,950	C -618	6th	6,533,950	720,000	5,813,950	C -1222	12th	6,412,950	720,000	5,692,950
C -1316	13th	6,412,950	720,000	5,692,950	C -620	6th	6,533,950	720,000	5,813,950	C -1322	13th	6,412,950	720,000	5,692,950
					C -718	7th	6,533,950	720,000	5,813,950					
					C -720	7th	6,533,950	720,000	5,813,950					
					C -818	8th	6,533,950	720,000	5,813,950					
					C -820	8th	6,533,950	720,000	5,813,950					
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					C -920	9th	6,503,700	720,000	5,783,700					
					C -1018	10th	6,503,700	720,000	5,783,700					
					C -1020	10th	6,503,700	720,000	5,783,700					
					C -1118	11th	6,412,950	720,000	5,692,950					
					C -1120	11th	6,412,950	720,000	5,692,950					
					C -1218	12th	6,412,950	720,000	5,692,950					
					C -1220	12th	6,412,950	720,000	5,692,950					
					C -1318	13th	6,412,950	720,000	5,692,950					
					C -1320	13th	6,412,950	720,000	5,692,950					
					C -1418	14th	6,412,950	720,000	5,692,950					
					C -1420	14th	6,412,950	720,000	5,692,950					
					C -1518	15th	6,412,950	720,000	5,692,950					
					C -1520	15th	6,412,950	720,000	5,692,950					
					C -1618	16th	6,412,950	720,000	5,692,950					
					C -1620	16th	6,412,950	720,000	5,692,950					
					C -1718	17th	6,412,950	720,000	5,692,950					
					C -1720	17th	6,412,950	720,000	5,692,950					

Note : Under Rental Support Offer, the Promoter shall provide monthly Rental Support via Cheque/RGGS/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.

• GST is extra as applicable

Maintenance Charges (Payable at Offer of Possession) :

Charges	Type - C
IFMSD (Interest Free Maintenance Security Deposit)	24,200
Contribution towards Sinking Fund	5,808
Advance Common Area Maintenance & Management (CMM) Charges for 24 months*	72,600
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 nd Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 5 th Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 8 th Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 11 th Floor Roof Slab	7% of Total Price of Apartment	5 % of Total Price of Apartment
On Casting of 14 th 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. GST is on account of Developer, Any change (Increase / Decrease) in GST will not effect the Price.
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 01/04/2019.

Rental Support Plan Illustration

Apartment Type - **C** - Super Built-up Area : **1210 Sq.ft. (112.41 Sq. mtr.)**

		Amount (Rs.)
(a)	Total Price of Apartment (Apartment No. C - 1316)	6,412,950
(b)	Monthly Rental Support	20,000 per month
(c)	Duration of Rental Support	36 months
(d)	Total amount for Rental Support	7,20,000
(e)	Net Cost for Allottee	5,692,950

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 (Apartment No. C - 1316)	6,412,950
(b)	Contribution by ownself 20%	1,282,590
(c)	Home loan amount to be disbursed by the lender as per given payment plan (80%)	5,130,360
(d)	ROI	9% p.a.
(e)	Subvention amount paid by the Promoter to the lender on behalf of the Customer	791,669
(f)	Net Cost for Allottee	5,621,281