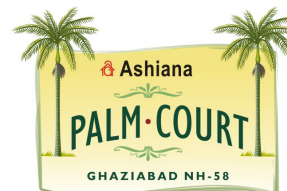


PRICE LIST

Ashiana Palm Court



Basic Sale Price (BSP)

(Amount in Rs.)

w.e.f. 01/01/2011

Flat	Type A
Description	3 BR + 2 Toilet
Super Area	1275 Sft. (118.49 Sq.Mt.)
Floor/ Scheme	Down Payment Price
Ground	27,73,125
1 st	27,09,375
2 nd	26,77,500
3 rd	26,45,625
4 th –10 th	25,50,000
11 th – 12 th	24,54,375
13 th – 14 th	24,22,500

Preferential Location Charges (PLC)

- Park / Club Facing : Rs. 75/ Sft. Extra
- Main Road Facing : Rs. 50/ Sft. Extra

Other Charges

A) RESERVED CAR PARKING

- Basement Floor : Rs. 2,00,000/- per parking bay

Note : One car parking bay is mandatory/compulsory with each unit.

- B) External Electrification Charges (EEC) : Rs. 35/Sft (Please refer to note below)
- C) Fire Fighting Charges (FFC) : Rs. 35/Sft (Please refer to note below)
- D) Club Membership : Rs. 35000/- per Flat
- E) Power Back-Up System Installation : Rs. 25000/- per KW
- F) Reticulated Cooking Gas Supply Provision : Rs. 25000/- Per Flat
- G) 2 yrs. Advance Maintenance Charges (AMC) : To be decided at the time of Possession
- H) Interest Free Security for Facilities Management (IFSFM) : To be decided at the time of Possession

Note :

- Cheques/Pay Orders/Bank Draft to be issued in favour of “ASHIANA HOMES PVT. LTD. A/c PALM COURT” payable at New Delhi only. Outstation cheques shall not be accepted.
- All payments must be made by Cheques/Pay Order/Demand Draft only. **No payments to be made by cash.**
- Possession : Tower P1, P2, P3 shall be given by March'2011.
- Possession : Tower P4 & P5 shall be given by April'2011.
- The flat booking price shall be firm. No escalation on price of unit once booked.
- Price is subject to change without any prior notice, at sole discretion of the company. Price prevailing on the date of booking acceptance shall be applicable.
- The area of flats being allotted is Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas as described in the Application Form and the Flat Allotment Letter.
- All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- Service Tax, VAT, Labour Cess & other taxes, Cess, Levies as applicable shall be charged extra.
- The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and Flat Allotment Letter.



PAYMENT PLAN

Down Payment Scheme

Payment Terms :

- On Booking : 10% of BSP
- Within 30 days of booking : 85% of BSP + PLC + Parking + EEC + FFC
- At the time of Possession : 5% of BSP + Club Membership + Power Back-up system installation + Reticulated Cooking Gas Supply Provision + Stamp Duty & any other charges as described in the Provisional Allotment Letter/ Flat Allotment Letter or Application Form

NOTE :

1. Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra at the time of possession.
2. Any extra works executed in the flat shall be charged separately.
3. Individual Electric Meter Connection charges along with proportionate cost towards load sanction, supply, security deposit, pre-paid billing & monitoring etc. shall be charged extra at the time of possession, as decided by the Company.
4. External Electrification Charges (EEC) comprise of equipment & installation charges for Transformer, Panels, VCB's, Cables, Pumps, Street Lighting & Common Area Lighting.
5. Fire Fighting Charges (FFC) comprises of equipment & installation cost of Fire Fighting Equipments
6. The company shall make provisions for Generator Power Back Up in individual flats as well as common areas.

The following Generator Power Back-Up Load shall be provided @ Rs. 25000/KW :

- 3 BR (Type A) : 1 KW

The recurring monthly costs shall be borne by the Allottee on Super Area basis or as per actuals/units consumed on the unit rates as decided by the Maintenance Agency/Company from time to time.

7. The Complex Maintenance & Facilities Management services shall be organized by a subsidiary of Ashiana Homes Pvt. Ltd. or any other nominated agency.
8. 2 years Advance Maintenance Charges (AMC) shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House Keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, Fire Pumps, EPABX system and other common area electro mechanical equipments including their Annual Maintenance Charges, services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex. The 2 yrs. AMC shall be fixed in context of the prices prevailing at the time of possession / fixation.

The Proportionate share of expenses on account of common area electricity consumption, generator power back (individual flat plus common areas) shall be charged extra on Super Area basis or as per actuals/units consumed.

The Advance Maintenance Charges (AMC) shall be levied from the date of deemed possession or as decided by the company.

9. Interest Free Security for Facilities Management (IFSFM) is a security deposit which shall be used in case of default/arrears in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event Ashiana Homes Pvt. Ltd. or its nominee maintenance agency/company cease to organize the services of facilities management & maintenance. The IFSFM charges shall be decided and charged at the time of Possession.
10. The membership to the club house shall be provided @ Rs. 35000/- per Flat. The club shall be exclusively for the use of residents only. Residents shall be expected to pay a nominal monthly charge towards the operations & running of the club house. Nominal charges for Club & Swimming Pool usage on monthly basis shall be charged extra.
11. Reticulated (piped) Cooking Gas Supply provision shall be made from a centralized location to individual kitchen. The gas supply shall be provided by a distributor of any Govt. recognized Gas Company as per their terms & conditions.
12. The Company may in its sole discretion, permit assignment of an allotment only after receipt of minimum 25% of Basic Sale Price (BSP) alongwith any other dues/outstandings/interest on delayed payments etc., and payment of Administrative Charges @ Rs. 50/- per sft or any other fee as decided by the Company from time to time.