



Shubhashish Geeta

Price list as on 1st Oct 2021

Unit Type	Type A		Type B	
Sub Type	Type 1 (3BHK+3 bathrooms)	Type 2 (3BHK+3 bathrooms)	Type 1 (3BHK+3 bathrooms)	Type 2 (3BHK+3 bathrooms)
Super Area (Sq. Ft.)	1317.50	1306.86	1461.20	1447.73
Carpet Area as per RERA (Sq. Ft.)	787.84	800.11	912.34	920.41
CLSS Carpet Area (Sq. Ft.)	787.84	800.11	912.34	920.41
Verandah Area (Sq. Ft.)	53.06	53.06	64.90	64.90
Balcony Area (Sq. Ft.)	95.26	97.73	54.46	68.78

Shubhashish Geeta Villa Basic Sales Price (BSP)

Villa No. & Type	Basic Sales Price (No GST)
A (Type1 & Type2) Villa No. 32 to 45	5400000
A (Type1 & Type2) Villa No. 48 to 56 (Park Facing)	5450000
A (Type1 & Type2) Villa No. 31, 46, 47, 57 (Corner Facing)	5700000
B (Type1 & Type2) Villa No. 2 to 14 & 17 to 29	5800000
B (Type1 & Type2) Villa No. 1,15,16,30 (Corner facing)	6100000

Other Charges Payable one month before possession

Unit Type		Water Infrastructure Charges @ Rs. 42 /sq.ft on Super Area	Interest-free maintenance security @ Rs. 35 /sq.ft. on Super area	Upfront maintenance charges of 12 months @ Rs. 3/sq.ft. on Super area	Documentation Charges	Total Other Charges
Type A	Type1	55335	46112	47430	10000	150972
	Type2	54888	45740	47047	10000	149834
Type B	Type1	61370	51142	52603	10000	166348
	Type2	60805	50671	52118	10000	164908

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200 ft, Jaisinghpura Road, Mansarovar Extension,
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Construction Linked Payment Plan

S. No.	Payment Schedule	% of total sales consideration
1	At the time of Booking	10%
2	Within 45 days from booking	15%
3	On completion of ground floor roof slab	15%
4	On completion of first floor roof slab	20%
5	On completion of Internal plastering	20%
6	On completion of external paint	15%
7	One month before Possession	5%

Tentative Construction Schedule as per agreement to sale

S. No.	Stage	Tentative completion date
1	Completion of Foundation	October 2021
2	Completion of Structure	October 2021
3	Completion of internal building work & development wor	April 2022
4	Obtaining Completion certificate	June 2022
5	Grace period of 6 months	December 2022
6	Commencement of possession	December 2022

Note :
Handing over of every phase undergoes a set of a standard process. It includes checking of units, clearance of payments, preparation of registration documents, registration & possession of the units. This process approximately takes sixty (60) days' time for all units to get handed over after the receipt of the completion certificate.

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 Service shafts, exclusive balcony or Verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

SUPER AREA has no commercial bearing. However, before applicability of Real Estate Regulation Act, immovable properties were generally sold on Super area basis. It is now very difficult for the Allottees to compare between the unit sold on Super Area and the units being sold on Carpet Area basis. Therefore, for the purpose of making it comparable with the properties sold prior to applicability of Real Estate Regulation Act, Super Area of the Unit is being provided. Consideration of the Unit is dependent on Carpet Area and exclusive balcony or verandah.

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Payment related Information: All cheques/drafts in favor of

Bank Account Name	"SHUBHASHISH B & D GEETA MC ACCT"
Bank Account No.	50200039868527
BANK	HDFC BANK LIMITED
RTGS/NEFT IFSC Code	HDFC0000554
Branch Address	Brightland School, Vaishali Nagar, Jaipur

- Interest-free maintenance security, Upfront maintenance charges of 12 months will be payable at the time of offer of possession in the favour of "Shubhashish Maintenance LLP".
- A separate Water Infrastructure Fund Account will be opened and this amount to be deposited in that account, account information will be conveyed separately.
- Each buyer shall proportionately contribute towards the creation of water infrastructure funds up to the project. This would be on the actual cost basis and currently estimated as Rs. 42/- per sq. ft. of super area. The contribution per unit shall be contributed at the time of possession or incurred whichever is earlier. Additional contribution per unit may be collected/refunded as per the actual cost incurred. There are no given timelines from PHED, Govt. of Rajasthan for water infrastructure, and information will be shared as available.
- Pursuant to government Notification No. 3/2019 - Central Tax (Rate) dated 29th March 2019, the effective GST rates for residential property in a Residential Real Estate Project are as under:

Affordable Residential House (i.e. Residential Unit having value up to Rs. 45 lakhs and carpet area upto 90 sq. meters. in non-metro cities/towns)	1%
Residential Units other than Affordable Residential Units	5%

- Above mentioned prices/charges are subject to change without notice.

Miscellaneous

- All units have been provided with access to the club house, Swimming pool, connection to the sewerage treatment plant, electricity etc.
- The allottee(s) understands that the project Comprises of open guest parking space spread across the whole project. For day to day comfort of all resident's guests can use such parking. The Promoter has earmarked parking space for the exclusive use of each unit. Further, the allottee(s) understand agree that every allottee(s) will be entitled to one parking duly earmarked and some units may be earmarked with more than one parking.
- All building plans, layouts, specifications etc. are tentative and subject to variation & modification as decided by the promoter or competent authority sanctioning such plans.

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Budget for Monthly Maintenance Cost

Type	Indicative Details
Security	24 Hours security, along with maintaining the entry.
Horticulture	Taking care of the health of the lawns, greenery and, all trees and flowers in the project.
Sweeping/garbage disposal	Sanitation and cleaning of the common areas with garbage collection and disposal.
Operation of STP, generator, water pump, swimming pool equipment	Operations for the project power back up, working of Sewerage Treatment Plant and other critical equipments.
Repair & maintenance	On-call electrician, plumber, helper & mason for the maintenance of the complex, and lifeguard for the swimming pool.
Administration cost	Administrative, accounting, stationery and miscellaneous cost.
Power Supply Charges	Power required for common lighting, running of pumps, lifts, Sewerage Treatment Plant etc. and running of the generator (diesel and mobile) to be shared proportionately.
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.
Total charges – Rs. 3 per sq.ft. on super area per month (GST & Water Charges extra)	

Water Charges

- ❶ Fixed charges VILLA - Rs. 175 per month.
- ❷ Per litre water consumption variable charges - Rs. 0.05

NOTE :

- The above working of cost is as per our estimates as on date and will vary in cost and scope of work at the time of possession.
- Any other maintenance charges to be determined at the time of offer of possession and will be taken in advance, on the basis of super area of unit + GST and any other levies as applicable from time to time shall be payable extra.
- The above common maintenance charges do not include the cost of the actual consumption of water. Water consumption will be billed separately on monthly basis and is not included in upfront 12 months maintenance charges.
- Maintenance Services will be provided by "Shubhashish Maintenance LLP".

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Geeta (Phase I - Rera Reg. No. RAJ/P/2019/1061)
Geeta (Phase II - Rera Reg. No. RAJ/P/2021/1433)
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