

Geeta

Price list from 26th January 2022 (Phase 4)

Type of Unit	PLC 1(*)	PLC 2(%)	PLC 3(#)	PLC 4(\$)	PLC 5(BLANK)
AMALTAS (3 BHK) TOWER 6,8					
1 st FLOOR to 12 th FLOOR	9677419	9462366	NA	9354839	9139785
MOGRA (3 BHK) TOWER 6,7,8					
1 st FLOOR to 12 th FLOOR	6559140	6451613	NA	6344086	6129032
KACHNAR (3 BHK) TOWER 6,7,8					
1 st FLOOR to 12 th FLOOR	7769355	7554301	7446774	7339247	7016667
CHAMPA (2 BHK) TOWER 7					
1 st FLOOR to 12 th FLOOR	5268817	4998207	NA	4946237	4623656
TULSI (4 BHK) TOWER 9					
1 st FLOOR to 5 th FLOOR	32827056	NA	NA	NA	25741528

Additional Charges

Type	Interest Free Maint. Security @35 /-sq. ft. on Super Area	Documentation Charges (within 30 days before possession)	Water Infrastructure Charges	Upfront maintenance charges of 12 months @RS. 3 /sq.ft. on Super area	Total
AMALTAS (3 BHK) TOWER 6,8	62853	20000	75424	64649	222926
MOGRA (3 BHK) TOWER 6,7,8	51203	20000	61443	52665	185311
KACHNAR (3 BHK) TOWER 6,7,8	53242	20000	63890	54763	191895
CHAMPA (2 BHK) TOWER 7	37716	20000	45259	38794	141769
TULSI (4 BHK) TOWER 9	188020	20000	225624	193392	627036

* Stamp duty and registration charges would be payable as applicable & GST is over and above of mentioned prices/ charges.

Type	Super Area	Builtup Area	Carpet Area	Balcony Area
AMALTAS (3 BHK) TOWER 6,8	1795.81 sq ft (166.84 sq m)	1436.65 sq ft (133.47 sq m)	1161.96 sq.ft. (107.95 sq. m.)	67.38 sq. ft. (6.26 sq. m.)
MOGRA (3 BHK) TOWER 6,7,8	1462.93 sq ft (135.91 sq m)	1170.34 sq ft (108.73 sq m)	957.98 sq. ft. (89.00 sq. m)	62.86 sq. ft. (5.84 sq. m)
KACHNAR (3 BHK) TOWER 6,7,8	1521.20 sq ft (141.32 sq m)	1216.96 sq ft (113.06 sq m)	1032.68 sq. ft. (95.94 sq. m.)	57.04 sq. ft. (5.93 sq. m.)
CHAMPA (2 BHK) TOWER 7	1077.60 sq ft (100.11 sq m)	862.08 sq ft (80.09 sq m)	704.38 sq. ft. (65.44 sq. m.)	57.04 sq. ft. (5.93 sq. m.)
TULSI (4 BHK) TOWER 9	4212.00 sq ft (391.31 sq m)	3048.01 sq ft (283.17 sq m)	2372.58 sq. ft. (220.42 sq. m.)	441.64 sq. ft. (41.03 sq. m.)

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Schedule of Payments

CLP FOR T6, T7 AND T8	
AT THE TIME OF BOOKING	10%
WITHIN 45 DAYS FROM BOOKING	10%
ON COMMENCEMENT OF CONSTRUCTION	10%
ON COMPLETION OF FOUNDATION	10%
ON LAYING OF SECOND FLOOR ROOF	20%
ON LAYING OF FOURTH FLOOR ROOF	10%
ON LAYING OF SIXTH FLOOR ROOF	10%
ON LAYING OF NINTH FLOOR ROOF	5%
ON LAYING OF TWELFTH FLOOR ROOF	5%
ON POSSESSION INTIMATION	10%

CLP FOR T9	
AT THE TIME OF BOOKING	10%
WITHIN 45 DAYS FROM BOOKING	10%
ON CASTING OF PLINTH BEAM	10%
ON CASTING OF STILT FLOOR ROOF	10%
ON CASTING OF FIRST FLOOR ROOF	10%
ON CASTING OF SECOND FLOOR ROOF	10%
ON CASTING OF THIRD FLOOR ROOF	10%
ON CASTING OF FOURTH FLOOR ROOF	10%
ON CASTING OF FIFTH FLOOR ROOF	10%
ON POSSESSION INTIMATION	10%

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AREA DETAILS

- ❶ '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.
- ❷ '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.

PAYMENT RELATED INFORMATION

- ❶ All cheques / drafts to be made in favour of ' M/S. SHUBHASHISH B AND D GEETA 4 MC AC" ACCOUNT NO: 50200072142369, Bank - HDFC BANK LIMITED, VAISHALI NAGAR - JAIPUR, RAJASTHAN, RTGS/NEFT IFSC Code: HDFC0000554
- ❷ Deduction of Tax @ 1% on the total price of the unit of Rs.50 Lac or above would be required. The amount is to be deducted on every payment & the submission of TDS Certificate to builder would be the responsibility of the allottee.
- ❸ Interest Free Maintenance Security and Upfront Maintenance of 12 months (Approx)would be payable within 20 days from the date of offer of possession in favour of 'shubhashish Maintenance LLP.
- ❹ Each buyer shall proportionately contribute towards creation of water infrastructure up to the project. This would be on actual cost basis and currently estimated as Rs. 42/- per sq. ft. 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 actual cost incurred. There are no given timelines from PHED for water infrastructure, and information will be shared as available.
- ❺ 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:

❶	Affordable Residential Apartments (i.e. Residential Flat having value upto Rs. 45 lakhs <u>and</u> carpet area upto 90 sqm in non-metro cities/towns)	1%
❷	Residential Apartments other than Affordable Residential Apartments	5%

- ❸ Above mentioned prices are subject to change without notice.

MISCELLANEOUS

- 1 All units have been provided with access to club house, Swimming pool, connection to sewerage treatment plant, electricity & gas pipeline.
- 2 The allottee(s) understands that the project Comprises of open and Covered parking spaces spread across the whole project. For day to day Comfort of all residents the Promoter has earmarked parking space for the exclusive use of each unit. Those Allottee who have not availed the option of covered parking will be earmarked open parking. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked and some units may be earmarked with more than one parking.
- 3 The Podium parking facility would get ready along with the completion of the entire project. In the meantime, open earmarked parking would be provided temporarily.
- 4 All building plans, layouts, Specifications etc. are tentative and Subject to variation and modification as decided by the Promoter or competent authority sanctioning such plans.

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 11th December 2022

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 proj
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:

- 1 Fixed charges CHAMPA (2 BHK + 2 BATHROOMS) - Rs. 125 per month
Fixed charges KACHNAR (3 BHK + 3 BATHROOM) - Rs. 175 per month
Fixed charges AMALTAS (3 BHK + 2 BATHROOMS + STUDY) - Rs. 190 per month
Fixed charges MOGRA (4 BHK + 4 BATHROOM + STUDY) - Rs. 175 per month
Fixed charges TULSI (4 BHK + 4 BATHROOM + STUDY) - Rs. 300 per month
- 2 Per litre water consumption charges- Rs. 0.05

NOTE:

- 1 The above working of cost is as per our estimates as date and will vary in cost and scope of work at the time of possession.
- 2 Common maintenance charges and Running maintenance charges for a period of 12 months Approx (to be determined one month before possession) would be taken in advance, on the basis of super area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- 3 The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed separately on monthly basis and is not included in our 12 months upfront charges.
- 4 Water charges are subject to change and will be revised from time to time
- 5 Services will be provided by 'Shubhashish Maintenance LLP