

Price as on 13th August 2025 (Phase 1)

| Type of Unit                                   | Unit Price |           |           |       |
|--|------------|-----------|-----------|-------|
|  | PL-1 (%)   | PL- 2 (#) | PL- 3 (*) | PL- 4 |
| <b>Lavender (3 BHK + 3T )1716 sqft- L1</b>     |            |           |           |       |
| 1st to 4rd Floor                               | 129.58     |           |           |       |
| 5th to 9th Floor                               | 126.45     |           |           |       |
| 10th to 12th Floor                             | 122.27     |           |           |       |
| <b>Lavender (3 BHK + 2T) 1575 sqft- L2</b>     |            |           |           |       |
| 1st to 4rd Floor                               |            |           | 106.47    |       |
| 5th to 9th Floor                               |            |           | 103.59    |       |
| 10th to 12th Floor                             |            |           | 100.72    |       |
| <b>Magnolia (2 BHK + 2T ) 1302 sqft- M1/M4</b> |            |           |           |       |
| 1st to 4rd Floor                               |            | 91.98     |           | 83.25 |
| 5th to 9th Floor                               |            | 90.00     |           | 81.27 |
| 10th to 12th Floor                             |            | 87.22     |           | 78.10 |
| <b>Magnolia (2 BHK + 2T ) 1288 sqft- M2</b>    |            |           |           |       |
| 5th to 9th Floor                               | 87.61      |           |           |       |
| 10th to 12th Floor                             | 86.06      |           |           |       |
| <b>Magnolia (2 BHK + 2T ) 1262 sqft- M3</b>    |            |           |           |       |
| 1st Floor                                      |            | 86.85     |           | 78.78 |

Some Units Have Terrace in Ph 2

**Additional Charges (Payable within 30 days from offer of possession)**

| Type                         | Advance Interest Free Management Fee | Documentation Charges | Food Coupon Charges |
|------------------------------|--------------------------------------|-----------------------|---------------------|
| Lavender (3 BHK + 3T ) L1    | 223080                               | 10000                 | 6000                |
| Lavender (3 BHK + 2T) L2     | 204750                               | 10000                 | 6000                |
| Magnolia (2 BHK + 2T ) M1/M4 | 169260                               | 10000                 | 6000                |
| Magnolia (2 BHK + 2T ) M3    | 164060                               | 10000                 | 6000                |
| Magnolia (2 BHK + 2T ) M2    | 167440                               | 10000                 | 6000                |

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

| Type                         | Super Area               | Carpet Area as per RERA  | Balcony Area           |
|------------------------------|--------------------------|--------------------------|------------------------|
| Lavender (3 BHK + 3T ) L1    | 1716 sq ft (159.42) sq m | 1163 sq ft (108.03) sq m | 144 sq ft (13.36) sq m |
| Lavender (3 BHK + 2T) L2     | 1575 sq ft (146.32) sq m | 1056 sq ft (98.06) sq m  | 137 sq ft (12.77) sq m |
| Magnolia (2 BHK + 2T ) M1/M4 | 1302 sq ft (120.96) sq m | 861 sq ft (79.98) sq m   | 127 sq ft (11.76) sq m |
| Magnolia (2 BHK + 2T ) M3    | 1262 sq ft (117.24) sq m | 861 sq ft (79.98) sq m   | 98 sq ft ( 9.10) sq m  |
| Magnolia (2 BHK + 2T ) M2    | 1288 sq ft (119.66) sq m | 841 sq ft (78.15) sq m   | 132 sq ft (12.27) sq m |

RERA Reg. No. For Ph-1 RAJ/P/2022/2012 &amp; For Ph-2 RAJ/P/2023/2854

Price as on 1st July 2025 (Phase 2)

| Type of Unit                                   | Unit Price |           |           |       |
|--|------------|-----------|-----------|-------|
|  | PL-1 (%)   | PL- 2 (#) | PL- 3 (*) | PL- 4 |
| <b>Lavender (3 BHK + 3T )1716 sqft- L1</b>     |            |           |           |       |
| 1st to 4rd Floor                               | 123.41     |           |           |       |
| 5th to 9th Floor                               | 120.43     |           |           |       |
| 10th to 12th Floor                             | 116.45     |           |           |       |
| <b>Lavender (3 BHK + 2T) 1575 sqft- L2</b>     |            |           |           |       |
| 1st to 4rd Floor                               |            |           | 101.40    |       |
| 5th to 9th Floor                               |            |           | 98.66     |       |
| 10th to 12th Floor                             |            |           | 95.92     |       |
| <b>Magnolia (2 BHK + 2T ) 1302 sqft- M1/M4</b> |            |           |           |       |
| 1st to 4rd Floor                               |            | 87.60     |           | 79.29 |
| 5th to 9th Floor                               |            | 85.71     |           | 77.40 |
| 10th to 12th Floor                             |            | 83.07     |           | 74.38 |
| <b>Magnolia (2 BHK + 2T ) 1288 sqft- M2</b>    |            |           |           |       |
| 5th to 9th Floor                               | 83.44      |           |           |       |
| 10th to 12th Floor                             | 81.96      |           |           |       |
| <b>Magnolia (2 BHK + 2T ) 1262 sqft- M3</b>    |            |           |           |       |
| 1st Floor                                      |            | 82.71     |           | 75.03 |

Some Units Have Terrace in Ph 2

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|------------------------------|--------------------------------------|-----------------------|---------------------|
| Lavender (3 BHK + 3T ) L1    | 223080                               | 10000                 | 6000                |
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| Magnolia (2 BHK + 2T ) M1/M4 | 169260                               | 10000                 | 6000                |
| Magnolia (2 BHK + 2T ) M3    | 164060                               | 10000                 | 6000                |
| Magnolia (2 BHK + 2T ) M2    | 167440                               | 10000                 | 6000                |

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| Type                         | Super Area               | Carpet Area as per RERA  | Balcony Area           |
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RERA Reg. No. For Ph-1 RAJ/P/2022/2012 &amp; For Ph-2 RAJ/P/2023/2854

**Terrace details (Block 1, 2, 3 & 4)**

| Unit No  | Size       | Terrace Cost in Lacs |
|--|------------|----------------------|
| L3-108   | 686 sq ft  | 15.78                |
| M5-107   | 368 sq ft  | 8.46                 |
| L4-102   | 222 sq ft  | 5.11                 |
| M3-104, M3-106   | 218 sq ft  | 5.01                 |
| 1211, M4-213, M4-413, M4-613, M4-813, M4-1013, M4-1213   | 98.6 sq ft | 3.31                 |
| M4-219, M4-419, M4-619, M4-819, M4-1019, M4-1219, M4-221, M4-421, M4-621, M4-821, M4-1021, M4-1221 | 98.6 sq ft | 3.31                 |
| M4-227, M4-427, M4-627, M4-827, M4-1027, M4-1227, M4-229, M4-429, M4-629, M4-829, M4-1029, M4-1229 | 98.6 sq ft | 3.31                 |

**Schedule of Payments**

| Down Payment (DP) with 5% Benefit                      | Ph 2 |
|--|------|
| a. At the time of booking                              | 10%  |
| b. Within 60 days from booking                         | 80%  |
| c. Within 30 days from the date of offer of possession | 10%  |

| Flexy Payment Plan                                     | Phase 1 |
|--|---------|
| a. At the time of booking                              | 10%     |
| b. In 45 days from booking                             | 80%     |
| c. Within 30 days from the date of offer of possession | 10%     |

| Flexy Payment Plan with 3% benefit                     | Ph 2 |
|--|------|
| a. At the time of booking                              | 10%  |
| b. In 30 days from booking                             | 10%  |
| c. In 90 days from booking                             | 40%  |
| d. In 180 days from booking                            | 20%  |
| e. On Application of CC                                | 10%  |
| f. Within 30 days from the date of offer of possession | 10%  |

**Schedule of Construction of Project**

| S. No. | Stage of Phase  | Completion Date Phase -1                           | Expected Completion Date Phase -2 |
|--------|---|--|-----------------------------------|
| 1.     | Completion of Structure of the Building                   | Completion Certificate Received ready for handover | December, 2025                    |
| 2.     | Completion of Internal building work and development work |  | August, 2027                      |
| 3.     | Obtaining Completion Certificate                          |  | September, 2027                   |
| 4.     | Grace period of six months                                |  | March, 2028                       |
| 5.     | Commencement of Handingover                               |  | March, 2028                       |

**Note:** Handing over of every phase undergoes a set of standard process. It includes checking of unit, clearance of payment, preparation of registration documents, registration and possession of unit. This process normally takes 70 days time for all units to get handed over after the receipt of completion certificate.

## PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of "ASHIANA ADVIK PH1 UO AHL MASTER COLL AC - 59230000000044" "IFSC Code : HDFC0005460" and "ASHIANA ADVIK PH2 U/O AHL MASTER COLL AC 99902000200020" "IFSC Code : HDFC0005460"
- 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.
- Advance Interest Free Management Fee @ 130/- sq ft on super area valid for 15 years would be payable within 30 days from the date of offer of possession in favour of '**ASHIANA Maintenance Services LLP.**'.
- Every unit will be charged Rs. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
- GST is Over and above mentioned prices are subject to change without notice.
- All units have been provided with access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipeline.
- 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 maybe earmark with more than one parking.
- All building plans, layout Specifications etc. are tentative and Subject to variation and modification as decided by the Promoter or competent authority sanctioning such plans.
- The Promoter represents that the vehicular access to the 6-meter-wide road alongside which different types of villas are planned (hereinafter referred to as Central Spine Road) which forms current entry point, is a temporary arrangement for the convenience of the residents of Ashiana Advik Phase I. Once future phases of Ashiana Advik becomes operational the said entry shall be closed and vehicular access shall be allowed using 7 meter wide internal club road which is as per the official sanction plan.

## AREA DETAILS

- '**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.

### Bank Account details of Ashiana Advik Phase 1

Account Number - 59230000000044  
ASHIANA ADVIK PH1 UO AHL MASTER COLL AC  
HDFC BANK LIMITED  
SUKHAM ARCADE A96, A INDUSTRIAL AREA, RIICO CHOWK  
BHIWADI, RAJASTHAN  
Pin - 301019  
IFSC - HDFC0005460

### Bank Account details of Ashiana Advik Phase2

Account Number - 99902000200020  
ASHIANA ADVIK PH2 U/O AHL MASTER COLL AC  
HDFC BANK LIMITED  
SUKHAM ARCADE A96, A INDUSTRIAL AREA, RIICO  
CHOWK  
BHIWADI, RAJASTHAN  
Pin - 301019  
IFSC - HDFC0005460

**BUDGET FOR MONTHLY MAINTENANCE COST**

| Activity                  | Details   |
|---------------------------|---|
| Maintenance               | <ul style="list-style-type: none"> <li>• 24 Hours security, along with maintaining the entry.</li> <li>• CCTV Coverage of appropriate area.</li> <li>• Operators for the whole complex for power back up and working of Sewerage Treatment Plant.</li> <li>• Will take care of the health of the lawns, greenery and all trees and flowers in the complex.</li> <li>• On call electrician, plumbers services, helper &amp; mason for the maintenance of the complex and lifeguard for pool.</li> <li>• Upkeep of various central facilities like pool, gym, activity pool, gym, activity and trial facilities like centre, AMC of capital equipment etc.</li> </ul> |
| Wellness Management       | Wellness expert, activity executive, social work, gym trainer etc for various activities and wellness of the residents.   |
| Emergency Response System | <ul style="list-style-type: none"> <li>• Help desk centrally monitored to give emergency services.</li> <li>• Nurse with regular scheduled OPD.</li> <li>• Ambulance and doctor on call.</li> <li>• Physiotherapist.</li> </ul>   |
| Concierge Services        | Men/Women in full uniform assisting residents on all services within the complex, surroundings, and the city. They also help manage visitors and coordinate services from third-party service providers.  |
| Transportation            | Transportation facility within the project and scheduled transportation for local shopping and Gurgaon.   |
| Administration cost       | Apart from the maintenance as mentioned above, the admin team also would be responsible for the management of 'Pay by Use Services' like dining, ambulance services, care homes etc.  |
| Power Supply Charges      | Power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobil) shared proportionately.  |
| Capital Charges           | Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.  |

| Type                     | Super Area               | AIFMF        | Monthly Maintenance Charges |
|--------------------------|--------------------------|--------------|-----------------------------|
| Lavender 1 (3 BHK + 3T ) | 1716 sq ft (159.42) sq m | 223080 + GST | 8666 + GST                  |
| Lavender 2 (3 BHK + 2T)  | 1575 sq ft (146.32) sq m | 204750 + GST | 7954 + GST                  |
| Magnolia 1 (2 BHK + 2T ) | 1302 sq ft (120.96) sq m | 169260 + GST | 6575 + GST                  |
| Magnolia 3 (2 BHK + 2T ) | 1262 sq ft (117.24) sq m | 164060 + GST | 7475 + GST                  |
| Magnolia 2 (2 BHK + 2T ) | 1288 sq ft (119.66) sq m | 167440 + GST | 6162 + GST                  |

- The above working of cost is as per our estimates as above dated and will vary in cost and scope of work at the time offer of possession.
- Common maintenance charges for a period of 12 months (to be determined at the time of offer of possession) would be taken in advance, on the basis of usable area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- Every unit will be charged Rs. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
- Services will be provided by 'Ashiana Maintenance Services LLP'.