

## Prices as on 27 May 2024 , Phase-1

All Price are in ( Lacs)

Type of Unit	Unit Price	
	PL-1 @	PL- 4 Blank
<b>UDS = 793 Sq ft</b>		
<b>Lavender (3 BHK)</b>		
1st, 2nd Floor & 11th to 14th Floor	109.42	99.48
3rd, 4nd Floor & 7th to 10th Floor	115.08	104.42
5th & 6th Floor	119.16	107.38
<b>UDS = 644 Sq ft</b>		
<b>Magnolia 1 (2 BHK + 2T)-Middle</b>		
Ground	90.87	89.18
1st, 2nd Floor & 11th to 14th Floor	89.25	87.58
3rd, 4nd Floor & 7th to 10th Floor	90.87	89.18
5th & 6th Floor	94.09	90.80
<b>UDS = 638 Sq ft</b>		
<b>Magnolia 2 (2 BHK + 2T)-Corner</b>		
1st, 2nd Floor & 11th to 14th Floor	NA	81.14
3rd, 4nd Floor & 7th to 10th Floor	NA	85.16
5th & 6th Floor	NA	87.58
<b>UDS = 450 Sq ft</b>		
<b>Vrinda-1 (1 BHK)</b>		
1st, 2nd Floor & 11th to 14th Floor	NA	56.02
3rd, 4nd Floor & 7th to 10th Floor	NA	57.93
5th & 6th Floor	NA	58.89

Type	Advance Interest Free Management Fee + GST	Documentation Charges + GST
Lavender (3 BHK)	191250	10000 + GST
Magnolia 1 (2 BHK + 2T)	156000	10000 + GST
Magnolia 2 (2 BHK + 2T)	156000	10000 + GST
Vrinda-1 (1 BHK)	111375	10000 + GST

Note: Stamp Duty and registration charges would be payable as applicable &amp; GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender (3 BHK)	1530 sq ft (142.14 sq m)	1044.21 sq ft (97.01 sq m)	93.21 sq ft (8.66 sq m)
Magnolia 1 (2 BHK + 2T)	1248 sq ft (115.94 sq m)	836.03 sq ft (77.67 sq m)	87.72 sq ft (8.15 sq m)
Magnolia 2 (2 BHK + 2T)	1248 sq ft (115.94 sq m)	830.55 sq ft (77.16 sq m)	84.28 sq ft (7.83 sq m)
Vrinda-1 (1 BHK)	891 sq ft (82.77 sq m)	554.99 sq ft (51.56 sq m)	90.09 sq ft (8.37 sq m)

## IMPORTANT INFORMATION REALTED TO STAMP DUTY

### **Documents to be executed and Stamp Duty and Registration Charges Applicable –**

In Tamil Nadu earlier there were two type of documents that were executed and registered for a Unit- one was Construction Agreement and another was sale deed/sub lease deed for undivided share in land (UDS). The stamp duty and registration charges applicable on Construction Agreement were 1% and 3 % respectively. Stamp Duty and Registration Charges applicable on Sale Deed/Sub Lease Deed for UDS was 7% and 2% respectively.

However, government of Tamil Nadu vide G.O. No. 131 dated 01.12.2023 decided to do away with the current procedure of registering of 2 documents separately for land & building and instead has introduced a procedure of single sale deed/sub lease deed for the units however there is no clarity as to the agreement to be executed for the unit and stamp duty & registration charges applicable on the same. As per the Sub Registrar the stamp duty applicable on the composite agreement for the unit is 1% & Registration Charges is 3% on the entire value of the agreement. Further stamp duty and registration charges applicable on sale deed for unit is 5% and 2 % respectively. However, there is no provision of adjustment of stamp duty paid on agreement against the stamp duty to be paid at the time of sale deed/sub lease deed.

**CREDAI, Tamil Nadu** has filed a writ against the said G.O. and same is pending before the Honorable High Court.

Till the pendency of the Writ, we plan to execute three documents with the prospective allottees- Agreement for Sub Lease of UDS, Construction Agreement and Composite Agreement for the Unit and subsequently Sale Deed/Sub Lease Deed for the Unit. The documents will be registered as and when clarity is obtained. However, if the Government does not revoke the said circular, the allottee will accordingly be liable and responsible to pay the stamp duty and registration charges applicable as per current structure on agreement /lease deed or amendments introduced from time to time.

Schedule of Payments for Phase- 1		
a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of first floor roof	10%
d	On Completion of fourth floor roof	10%
e	On Completion of seventh floor roof	10%
f	On Completion of tenth floor roof	10%
g	On Completion of thirteenth floor roof	10%
h	On Completion of external Plaster	10%
i	On Completion of first coat of external painting	10%
j	Within 30 Days from the date of offer of possession	10%

S No.	Stage Wise time schedule of completion	Expected Completion Date for Ph 1
1	Completion of Structure of the Building	December,2025
2	Completion of Internal Building work and Development works	June,2027
3	Grace Peroid of Nine Months	February,2028
4	Commencement of Handover with Grace Peroid of Seven Months	September,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 2-3 months of time for all units to get handed over after the receipt of completion certificate.

#### 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.
- **BUILT-UP AREA** is the sum of carpet area together with exclusive balcony /verandah area{covered or uncovered } and the area under the external wall , in case there being a common wall between 2 apartment then 50% of the thickness of such wall.
- **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

- All cheques / drafts to be made in favour of "" **ASHIANA HOUSING LTD MASTER COLL A/C**", A/c No:**59238010101010** for Ph 1.
- The above mentioned price of units is exclusive of following charges :-

• 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 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%
☞	Residential Apartments other than Affordable Residential Apartments	5%

- Advance Interest Free Management Fee @ Rs 125/- sq ft + GST would be one month before possession. in favour of "Ashiana Maintenance Services LLP". AIFMF (Known as RIFMD in Brochure) is a non-refundable managerial fee paid by the allottee to the maintenance agency for the research conducted, corporate exp, hiring , training and innovation introduced from time to time as and when required for upscaling and to meet the needs for making life of seniors comfortable. The AIFMF so paid shall be valid for a period of 15 years (fifteen years) amortized monthly up to 15 years (fifteen years). After expiry of fifteen years the Allottees shall pay a fresh management fee to the Maintenance Agency as determined by the Maintenance Agency at the relevant time. However, if the buyer transfers the apartment within 15 years, the balance of the management fee after deducting the indirect cost and management fee on pro-rata basis after receiving fresh AIFMF from new buyer, will be refunded. The new buyer will have to pay a fresh maintenance fee at the then prevailing rates.

Note :- The above charges may change as per change in Govt. Charges .

- Documentation charges to be paid at the time of booking Rs. 10000 + GST.
- Deduction of Tax @ 1% on the price of the unit of 50 Lac (without GST) 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 buyer.
- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'

## MISCELLANEOUS :-

- Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.
- The Promoter represents that Planning Authority has approved 48 covered car parking spaces including 15 visitor car parking spaces and 115 open car parking spaces in Ashiana Vatsalya Phase I. The Promoter represents that 33 covered car parking spaces will be earmarked by the Promoter for certain 3 BHK and 2 BHK units (Reserved Car Park).
- Open Car parking spaces will be open for all the units excluding the units which are earmarked exclusive covered car parking spaces. The Allottee of such units who are not earmarked any car parking space will be allowed to park his vehicle in the open parking space on "first come first park basis" subject to availability of the parking spaces.
- All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the Company or competent authority sanctioning such plans.
- Above mentioned prices are subject to change without notice.

**BUDGET FOR MONTHLY MAINTENANCE COST**

Estimated as on : 26/02/2024

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Security	* 24 x7 hours gate management. Over all security management of the society	6.61
Horiculture	* Upkeep and maintain the green space of the project	
Houskeeping	* Upkeep of the common area * Once daily mopping & brooming inside unit * Once a month deep cleaning inside unit * Garbagge management	
Repair & Maintenace Services	* Regular maintenance of common area.(Electrical, Plumbing, Mason and etc.)	
Annual maintenance Charges(AMC)	* Maintenance and support for a specific equipment and asset.	
Transportation (6 times a day for 6 days in a week)	* It provide to access local market, bank, hospital, recreation and etc.	
Emergency Response and First Aid	* Emergency Response system and nurse on campus with frist aid facility. *Ambulance and tie-up with Doctor for OPD five times in a week. *Ambulance, nurse, doctors part of maintenance charges but we also charge nominal charges towards the services.	
Dining hall manpower	* Café manpower is part of Fixed expenses	
Club house management	* The administation, coordination, and oversight of activities and services within a clubhouse setting.	
Administration & Activites	Administration and activites management , salaries ,accounts ,stores, telephone cost ,management newsletter, stationary and activity centre.	
Floating Charges	* Power and water required for common areas, common lighting ,running of pumps, lifts, activity centre, dinning services etc. * Running cost of genertor (diesel & mobil) shared proporationately as per usage of area .	0.90
Capital	* To Cover the major capital repairs, replacements of equipment (transformer, generator, lift cage etc) and facilities along with periodic outside painting of the building, water network, Gym Equipment, CCTV, LPG, Swimming pool, Golf Cart, Shuttle services & relaying of road	0.48
<b>Total Charges</b>		<b>7.99 + GST &amp;/or other taxes (if applicable)</b>

**NOTE:**

- 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.
- This time we are charging per day Rs 230 + GST for the three meals and two time Tea/coffee in Ashiana Shubham. This is only indicative and final charges would be shared at the time of handover.
- 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 area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency .

**RERA -Reg.No for Ph 1 "TN/35/BUILDING/0046/2024"**