Price List: Ashiana Oma Phase 1 and Phase 2

ashiana oma PREMIUM HOMES

Price effective from 2nd November 2026

Price in Rs.Lacs.

Type of Unit	Unit Price			
	PL-1 (%)	PL- 2 (#)	PL- 3 ($)	PL- 4
Iris (4 BHK + 4T)	**Wing 25 & 27**	**-**	**Wing 26 & 28**	**Wing 26 & 28**
1st to 2nd Floor	258.07	-	-	239.92
3rd to 5th Floor	261.47	-	246.16	-
6th to 9th Floor	263.17	-	247.01	-
10th to 17th Floor	264.87	-	247.86	-
Tulip (3 BHK+STUDY + 3T)	**Wing 17, 19, 21 & 23**	**-**	**Wing 18, 20, 22 and 6th to 17th floors of Wing 24**	**Wing 24 (1st to 5th floors)**
1st to 2nd Floor	186.77	-	176.99	173.73
3rd to 5th Floor	189.22	-	178.21	174.54
6th to 9th Floor	190.44	-	178.82	-
10th to 17th Floor	191.67	-	179.43	-
Lavender (3 BHK + 3T)	**Wing 15**	**Wing 13**	**Wing 14**	**Wing 16**
1st to 2nd Floor	150.81	148.70	141.98	138.58
3rd to 5th Floor	152.78	150.41	143.58	141.58
6th to 9th Floor	153.77	151.27	145.53	143.53
10th to 17th Floor	154.76	152.12	147.48	144.48
Penthouses on 18th Floor				
5 BHK + STAFF ROOM + 6T	542.01	-	-	-
4 BHK + STUDY ROOM + 5T	400.38	-	-	-
4 BHK + 4T	329.03	-	-	-

Unit Type	Interest Free Maintenance Security (Approx.)	Documentation Charges	Upfront Maintenance Charges (Approx.)
Iris (4 BHK + 4T)	202500	10000	158436
Tulip (3 BHK +STUDY + 3T)	153300	10000	119942
Lavender (3 BHK + 3T)	130500	10000	102103
Penthouse (5 BHK + STAFF ROOM + 6T)	410775	10000	321390
Penthouse (4 BHK + STUDY ROOM + 5T)	306975	10000	240177
Penthouse (4 BHK + 4T)	261375	10000	204500

* Stamp duty and registration charges shall be payable as applicable. GST, wherever applicable, is over and above the prices/charges mentioned herein.

Unit Type		Super Area	Carpet Area	Balcony Area
4 BHK + 4T	Iris	2700 sq. ft.	1721 sq. ft.	297 sq. ft.
		250.84 sq. m.	159.93 sq. m.	27.57 sq. m.
3 BHK +STUDY + 3T	Tulip	2044 sq. ft.	1250 sq. ft.	266 sq. ft.
		189.89 sq. m.	116.09 sq. m.	24.72 sq. m.
3 BHK + 3T	Lavender	1740 sq. ft.	1050 sq. ft.	233 sq. ft.
		161.65 sq. m.	97.51 sq. m.	21.61 sq. m.
5 BHK + STAFF ROOM + 6T	Penthouse	5477 sq. ft.	3172 sq. ft.	974 sq. ft.
		508.83 sq. m.	294.77 sq. m.	90.51 sq. m.
4 BHK + STUDY ROOM + 5T	Penthouse	4093 sq. ft.	2419 sq. ft.	635 sq. ft.
		380.25 sq. m.	224.78 sq. m.	59 sq. m.
4 BHK + 4T	Penthouse	3485 sq. ft.	1968 sq. ft.	605 sq. ft.
		323.76 sq. m.	182.80 sq. m.	56.17 sq. m.

RERA Reg. No. for Phase 1 & 1a RAJ/P/2026/4802 & Phase 2 RAJ/P/2026/4867

Schedule of Payments

Construction Link Plan - 1 for Phase -1 & 1a and Phase-2		
1	At the time of booking	10%
2	Within 45 days from booking	10%
3	On casting of first floor or on 31-Oct-2026, whichever is later.	10%
4	On casting of 5th floor	10%
5	On casting of 9th floor	10%
6	On casting of 12th floor	10%
7	On casting of 15th floor	10%
8	On casting of 18th floor	10%
9	On first coat of external Painting	10%
10	30 days before offer of possession	10% and IOP Charges

Construction Link Plan -2 for Phase -1 & 1a and Phase-2		
1	At the time of booking	10%
2	Within 45 days from booking	10%
3	On casting of 2nd Floor	5%
4	On casting of 6th floor	10%
5	On casting of 10th floor	10%
6	On casting of 16th floor	10%
7	On completion of super structure	15%
8	On completion of internal painting	10%
9	On first coat of external Painting	10%
10	30 days before offer of possession	10% and IOP Charges

Schedule of Construction of Project :

S. No.	Stage of Construction	Expected Completion Dates for	
		Phase - 1	**Phase - 2**
1.	Completion of Structure of the Building	January, 2028	July, 2028
2.	Completion of development works	June, 2029	December, 2029
3.	Obtaining Completion Certificate	October, 2029	April, 2030
4.	Grace Period of Six Months	March, 2030	October, 2030
5.	Finishing and Handover	March, 2030	October, 2030

Note:
Handing over of every project 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.

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.

PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of
  M/S. ASHIANA HOUSING LIMITED ASHIANA OMA PHASE 1 & 1a COLLECTION ACCOUNT
  for Online Payment : A/c No: **777705223374**

  and

  M/S. ASHIANA HOUSING LIMITED ASHIANA OMA PHASE 2 COLLECTION ACCOUNT
  for Online Payment : A/c No: **777705223393**

  Bank: **ICICI BANK LTD**, Bapu Nagar,Jaipur, IFSC : **ICIC0006747**.

- 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 alottee.

- Interest Free Maintenance Security and Upfront Maintenance of 12 months (Approx)would be payable within 30 days from the date of offer of possession in favour of **'Ashiana Maintenance Services LLP.**

- 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. 25/- per sq.ft. on 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 actual cost incurred. There are no given timelines from PHED for water infrastructure, and information will be shared as available.

- GST is over and above on the total cost GST is subject to change without notice as per Govt norms.

- Pursuant to governement 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:

- Any security deposit made to the Government Authority (Electricity, Gas etc.) on behalf of the Allottee to be reimbursed to the Promoter.

- Above mentioned prices are subject to change without any prior notice.

MISCELLANEOUS

All units have been provided with access to the club house, swimming pool, electricity, connection to sewerage treatment plant and 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 randomly earmarked parking space for the exclusive use of each unit. Those Allotee(s) 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 a minimum of one duly earmarked parking space, and some units may be earmarked with more than one parking space.

All building plans, layouts, Specifications etc. are tentative and subject to variation and/or modification as decided by the Promoter or the competent authority sanctioning such plans.

Estimated as on 18th July 2026

BUDGET FOR MONTHLY MAINTENANCE COST	
Activity	**Details**
Security Services	Security personnel numbers will be as per budget, placement of these personnel will be as per project specific requirements. Concierge services will be available only during daytime hours. Weekly offs need to be provided to them.
Upkeep of horticulture	Maintain gardens, lawns, and green spaces by regular cleaning, watering, pruning, and seasonal planting to keep the society environment attractive and healthy.
Sweeping/ refuse disposal	Sweeping and refuse disposal encompass regular cleaning, prompt waste removal, maintenance of hygiene, and coordination with waste collection services to ensure a clean and healthy environment within the society. Residents are required to segregate and provide dry and wet waste separately at the point of collection.
Essential Services Operation of STP, generator, Fire system & water management	Management of STP, generator, fire safety systems, and water supply to ensure safe, reliable, and uninterrupted services for residents.
Repair & maintenance of common areas	Repair and maintenance of common area electro-mechanical systems involve the routine inspection, servicing, troubleshooting, and fixing of electrical and mechanical equipment in common ared spaces. This work is carried out by electricians, plumbers, lifeguards , STP operatos and support staff to ensure all systems operate safely, efficiently, and without interruption.
Administration cost	These costs ensure effective governance, transparency, and smooth management of the society's operations beyond the physical maintenance of common areas.
Club House	Badminton court, Gymnasium, Swimming pool, Children's play area, Multipurpose halls for private gatherings (available on a chargeable basis)
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.
Repair & repainting charges	Repair and repainting charges refer to the expenses incurred for the maintenance, restoration, and aesthetic upkeep of a building or common areas of the society. This charge are typically levied separately from regular maintenance charges and may require additional contributions from society members when the costs exceed the available amounts. This ensures the longevity and proper upkeep of the building's structure and common areas.

Type	Super Area	Monthly Maintenance Charges
Iris (4 BHK + 4T)	2700 sq ft	Rs. 13203 +18% GST
Tulip (3 BHK +STUDY + 3T)	2044 sq ft	Rs. 9995 +18% GST
Lavender (3 BHK + 3T)	1740 sq ft	Rs. 8508 +18% GST
Penthouse (5 BHK + STAFF ROOM + 6T)	5477 sq ft	Rs. 26783 +18% GST
Penthouse (4 BHK + STUDY ROOM + 5 T)	4093 sq ft	Rs. 20015 +18% GST
Penthouse (4 BHK + 4T)	3485 sq ft	Rs. 17042 +18% GST

NOTE:

The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately, the cost may vary time to time. Water Charges for a period of 12 months (to be determined one month before possession) would be taken in advance).	Rs. 850 + GST monthly (Yearly Rs. 10200 + GST) approx for occupied units.

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.

Services will be provided by **Ashiana Maintenance Services LLP.**

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