

Total Price as on 25th June 2023 [ Phase-1 &amp; 2]

All Price are in ( Lacs)

| Type of Unit                    | PL-1 (%)      | PL- 2 (#)    | PL- 3 (*) | PL- 4 (@)     | PL- 5 ( ) |
|---------------------------------|---------------|--------------|-----------|---------------|-----------|
| <b>Iris + (4 BHK + 4 T)</b>     |               |              |           |               |           |
| 2nd to 4th Floor                | 151.95        |              |           | 134.17        | 127.78    |
| 5th to 12th Floor               | <b>154.72</b> |              |           | 136.70        |           |
| 1st Floor                       | 149.18        |              |           | <b>131.64</b> | 125.37    |
| <b>Tulip + (3 BHK + 3 T)</b>    |               |              |           |               |           |
| 2nd to 4th Floor                | 111.16        |              |           | <b>97.93</b>  |           |
| 5th to 12th Floor               | <b>113.24</b> |              |           | 99.83         |           |
| 1st Floor                       | 109.08        |              |           | 96.03         |           |
| <b>Lavender + (3 BHK + 2 T)</b> |               |              |           |               |           |
| 2nd to 4th Floor                | 83.78         |              | 78.31     | 76.49         | 72.85     |
| 5th to 12th Floor               | <b>85.56</b>  |              | 79.98     | 78.12         | 74.40     |
| 1st Floor                       | 82.00         |              | 76.65     | <b>74.87</b>  | 71.30     |
| <b>Magnolia (2 BHK + 2 T)</b>   |               |              |           |               |           |
| 2nd to 4th Floor                |               | 69.36        |           |               | 61.38     |
| 5th to 12th Floor               |               | <b>70.84</b> |           | 65.82         | 62.69     |
| 1st Floor                       |               | 67.89        |           | 63.08         | 60.08     |

**Terrace details (Tower 3)**

M2-115, M2-315, M2-515, M2-715, M2-915, M2-1113, M2-1315, 116, M2-316, M2-516, M2-716, M2-916, M2-1116, M2-1316

M2-

**152 sq ft****5 Lacs****Additional Charges**

| Type                     | Parking          | Interest Free Maint. Security | Upfront Maintenance | Documentation Charges | Water infrastructure Charges |
|--------------------------|------------------|-------------------------------|---------------------|-----------------------|------------------------------|
| Iris + (4 BHK + 4 T)     | As per Available | 72330                         | 90846               | 7000                  | 101262                       |
| Tulip + (3 BHK + 3 T)    | As per Available | 54300                         | 68201               | 7000                  | 76020                        |
| Lavender + (3 BHK + 2 T) | As per Available | 46500                         | 58404               | 7000                  | 65100                        |
| Magnolia (2 BHK + 2 T)   | As per Available | 39180                         | 49210               | 7000                  | 54852                        |

\* 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                 | Balcony Area              |
|--------------------------|-----------------------------|-----------------------------|---------------------------|
| Iris + (4 BHK + 4 T)     | 223.99 sq m<br>(2411 sq ft) | 151.56 sq m<br>(1631 sq ft) | 14.49 sq m<br>(156 sq ft) |
| Tulip + (3 BHK + 3 T)    | 168.15 sq m<br>(1810 sq ft) | 112.96 sq m<br>(1216 sq ft) | 10.83 sq m<br>(117 sq ft) |
| Lavender + (3 BHK + 2 T) | 144.00 sq m<br>(1550 sq ft) | 95.61 sq m<br>(1029 sq ft)  | 10.18 sq m<br>(110 sq ft) |
| Magnolia (2 BHK + 2 T)   | 121.33 sq m<br>(1306 sq ft) | 78.48 sq m<br>(845 sq ft)   | 10.12 sq m<br>(109 sq ft) |

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**Schedule of Payments**

| <b>Construction Link Plan (CLP 1) Ph- I &amp; Ph 2</b> |     |
|--|-----|
| a. At the time of booking                              | 10% |
| b. Within 45 days from booking                         | 10% |
| c. On laying of fifth floor roof                       | 10% |
| d. On laying of eighth floor roof                      | 10% |
| e. On laying of twelfth floor roof                     | 10% |
| f. On laying of fourteenth floor roof                  | 10% |
| g. On completion of internal plaster                   | 10% |
| h. On completion of Flooring                           | 5%  |
| i. On completion of external plaster                   | 10% |
| j. On first coat of external painting                  | 5%  |
| k. Within 30 days from the date of offer of possession | 10% |

| <b>Construction Link Plan 2 (CLP 2) Benefit @ 6% for Ph -I &amp; Ph 2</b> |     |
|---|-----|
| a. At the time of booking   | 10% |
| b. Within 45 days from booking  | 10% |
| c. On laying of Second floor roof   | 20% |
| d. On laying of Seventh floor roof  | 10% |
| e. On laying of tenth floor roof  | 10% |
| f. On laying of fourteenth floor roof                                     | 20% |
| g. On completion of Flooring  | 5%  |
| h. On completion of external plaster                                      | 5%  |
| i. Within 30 days from the date of offer of possession                    | 10% |

**Schedule of Construction of Project**

| <b>Stage</b>  | <b>Expected Completion Date Phase 1</b> | <b>Expected Completion Date Phase 2</b> |
|---|---|---|
| Completion of Structure of the Building                   | October, 2024                           | January, 2025                           |
| Completion of Internal building work and development work | January, 2026                           | June 2026                               |
| Obtaining Completion Certificate                          | April, 2026                             | July 2026                               |
| Grace period of six months                                | October, 2026                           | January 2027                            |
| Finishing and Handover                                    | October, 2026                           | January 2027                            |

**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.

**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 '**ASHIANA EKANSH PH 1 UO AHL MAST COLL AC**', A/c No: '**9991111411114**' for Ph 1 and '**ASHIANA EKANSH PH 2 UO AHL MAST COLL AC**', A/c No: '**9991111811118**' for Ph 2.
- 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.
- 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 '**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. 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.
- 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<br>(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% |

## MISCELLANEOUS

- 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 earmarked with more than one parking.
- 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.
- 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 02 January' 2023

| Activity  | Details  | Cost / sq ft on Super Area/Month (in `)                                     |
|---|--|---|
| Security  | 24 Hours security, along with mantaining the entry.  | 1.96  |
| Horticulture  | Will take care of the health of the lawns, greenery and all trees and flowers in the complex.  |   |
| Sweeping/ refuse disposal   | Sanitation and cleaning of the common areas with garbage collection and disposal.  |   |
| Operation of STP, generator, water pump   | Operators for the whole complex for power back up and working of Sewerage Treatment Plant.   |   |
| Repair & maintenance  | On call electrician, plumbers services, helper & mason for the maintenance of the complex and lifeguard for pool.  |   |
| Administration cost   | Administrative, accounting, stationary and miscellaneous cost.   | 0.68  |
| 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, major capital repairs, replacements along with periodical outside painting of the buildings.  | 0.5   |
| <b>Total Charges</b>  |  | <b>3.14 + GST+ Running Water Charges &amp;/or other taxes</b>               |
| 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 Charegs for a period of 12 months (to be determined one month before possession) would be taken in advance). |  | Rs. 700 + GST monthly (Yearly Rs. 8,400 + GST) approx for occupied units    |
|   |  | Rs. 350 + GST monthly (Yearly Rs. 4,200 + GST) approx for Un occupied units |

### 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.
- Common maintenance charges and Runnng 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.
- The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis and is not included in our 12 months upfront charges.
- Services will be provided by 'Ashiana Maintenance Services LLP'.

**RERA Reg. No. RAJ/P/2022/2276 of Ph 1 and RAJ/P/2023/2355 of Ph 2**