

Total Price as on 1st Dec 2021 [Phase-I, II & III]

All Price are in (Lacs)

Type of Unit	Unit Price			
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (Blank)
Lavender (3 BHK + 2T)	Ph- I, II & III			
1st to 3rd Floor	N/A	58.85 SOLD	N/A	53.36 SOLD
4th to 9th Floor	N/A	59.69 SOLD	N/A	54.10 SOLD
10th to 12th Floor	N/A	57.20 SOLD	N/A	52.36 SOLD
Magnolia (2 BHK +2T)	Ph-I, II & III			
1st to 3rd Floor	N/A	47.55 SOLD	N/A	43.04
4th to 9th Floor	51.04 SOLD	48.66 SOLD	N/A	44.04 SOLD
10th to 12th Floor	48.71 SOLD	46.44	N/A	42.04

Additional Charges

Type	Interest Free Maint. Security	Documentation Charges (with in 30 days before possession)	Running Water Expenses	Water infrastructure Charges
Lavender (3BHK+ 2B)	33900	7000	8400	56952
Magnolia (2 BHK+2B)	27200	7000	8400	45696

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

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender (3BHK+ 2B)	125.96 sq m (1356 sq ft)	84.70 sq m (912 sq ft)	9.13 sq m (98 sq ft)
Magnolia (2 BHK+2B)	101.10 sq m (1088 sq ft)	67.36 sq m (725 sq ft)	8.25 sq m (89 sq ft)

RERA Reg. No. of Ph I, II & III : RAJ/P/2019/1105, RAJ/P/2019/1138 & RAJ/P/2020/1379

Schedule of Payments

Construction Link Plan (CLP 1) Ph-I ,II & III	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On commencement of construction	10%
d. On laying of first floor roof	10%
e. On laying of fifth floor roof	10%
f. On laying of eighth floor roof	10%
g. On laying of twelfth floor roof	10%
h. On completion of internal plaster	10%
i. On completion of external plaster	10%
j. On completion of external painting	5%
k. Within 30 days from the date of offer of possession	5%

Construction Link Plan 2 (CLP 2) Benefit @ 3% for Ph -I & Ph-II , 5% For Ph-III.	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On completion of foundation	20%
d. On laying of second floor roof	20%
e. On laying of fourth floor roof	10%
f. On laying of sixth floor roof	10%
g. On laying of ninth floor roof	5%
h. On laying of twelfth floor roof	5%
i. Within 30 days from the date of offer of possession	10%

Schedule of Construction of Project

Stage	Expected Completion Date Phase I	Expected Completion Date Phase II	Expected Completion Date Phase III
Completion of Structure of the Building	July, 2021	October, 2021	July, 2022
Completion of Internal building work and development work	November, 2022	February, 2023	November, 2023
Obtaining Completion Certificate	January, 2023	April, 2023	January, 2024
Grace period of Eighteen/ Six months	July, 2024	October, 2024	July, 2024
Commencement of Handover	July, 2024	October, 2024	July, 2024

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 DAKSH PH1UO AHL MASTER COLL AC', ACCOUNT NO : 50200033265566 for Phase I, 'ASHIANA DAKSH PH2UO AHL MASTER COLL AC', Account No: 50200045138422 for Ph II and Ashiana Daksh PH-3U/O AHL Master Coll A/C "59232000000002" for Ph III.
- 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 (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%

- Above mentioned prices are subject to change without notice.

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 5th Dec '19

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.60
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.	
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.	0.50
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.44
Total Charges		2.54 + GST+ Running Water Charges &/or other taxes
The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis, the cost may vary time to time.		Rs. 700 + GST monthly (Yearly Rs. 7,200 + GST) approx for occupied units
		Rs. 350 + GST monthly (Yearly Rs. 3,600 + 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'.

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