

					Ph-I	Ph-II	Ph-III	Ph-III-A		Ph-I	Ph-II	Ph-III	Ph-III-A
Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of super built up area				Rate/Unit for amenities	Basic Cost			
Tulip (3 BHK + 3 Toilets + Utility)	sq ft	sq mt	sq ft	sq mt									
1st - 4th Floor	1640	152.36	1344	124.86	3120	-	3160	-	2,45,000	53,61,800	-	54,27,400	-
5th - 8th Floor	1640	152.36	1344	124.86	3070	-	3110	-	2,45,000	52,79,800	-	53,45,400	-
9th - 11th Floor	1640	152.36	1344	124.86	3020	-	3060	-	2,45,000	51,97,800	-	52,63,400	-
12th - 14th Floor	1640	152.36	1344	124.86	2950	-	2990	-	2,45,000	50,83,000	-	51,48,600	-
Lavender (3 BHK + 2 Toilets)													
1st - 4th Floor	1430	132.85	1172	108.88	3120	3090	-	-	2,45,000	47,06,600	46,63,700	-	-
5th - 8th Floor	1430	132.85	1172	108.88	3070	3040	-	-	2,45,000	46,35,100	45,92,200	-	-
9th - 11th Floor	1430	132.85	1172	108.88	3020	2990	-	-	2,45,000	45,63,600	45,20,700	-	-
12th - 14th Floor	1430	132.85	1172	108.88	2950	2920	-	-	2,45,000	44,63,500	44,20,600	-	-
Lavender -II (3 BHK + 2 Toilets)													
1st - 4th Floor	1320	122.63	1082	100.52	-	-	-	3180	2,45,000	-	-	-	44,42,600
5th - 8th Floor	1320	122.63	1082	100.52	-	-	-	3130	2,45,000	-	-	-	43,76,600
9th - 11th Floor	1320	122.63	1082	100.52	-	-	-	3080	2,45,000	-	-	-	43,10,600
12th - 14th Floor	1320	122.63	1082	100.52	-	-	-	3010	2,45,000	-	-	-	42,18,200
Magnolia (2 BHK + 2 Toilets + Utility)													
1st - 4th Floor	1165	108.23	956	88.81	3140	3110	3180	-	2,45,000	39,03,100	38,68,150	39,49,700	-
5th - 8th Floor	1165	108.23	956	88.81	3090	3060	3130	-	2,45,000	38,44,850	38,09,900	38,91,450	-
9th - 11th Floor	1165	108.23	956	88.81	3040	3010	3080	-	2,45,000	37,86,600	37,51,650	38,33,200	-
12th - 14th Floor	1165	108.23	956	88.81	2970	2940	3010	-	2,45,000	37,05,050	36,70,100	37,51,650	-

Preferential Location Charges :-

Type A - 11 % of Basic Cost

Type B - 5% of Basic Cost

Type C - 2.5% of Basic Cost

Type D - 10% of Basic Cost

① All units are provided with a facility of one open car parking, access to Club House and swimming pool, connection to sewerage treatment plant, electricity connection & gas pipe connection.

② All cheques / drafts to be made in favour of "Ashiana Housing Limited Escrow A/ c".

③ Service tax, Swatch Bharat cess and /or any other tax would be payable over and above.

④ Interest Free Maintenance Security @ Rs 25/- sq ft and upfront maintenance of 12/ 18 months would be charged in advance.

⑤ These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP," payable at Bhiwadi/ Delhi one month before possession.

⑥ Additional Stamp duty and Registration Charges would be payable as applicable.

⑦ Built up area = "BUILT UP AREA" shall mean the area measured at the floor level of the flat comprised in the "Unit" taking the external dimension of such flat including the area of the balcony and the verandah provided. However in case of common walls separating one flat from the other only 50% of the area covered by such common walls shall be taken.

⑧ The final built-up area of the unit may vary maximum up to \pm 5% of the area quoted above, if this variation exceeds 5% then consideration will be adjusted proportionately.

Parking Upgradation Charges :-

Extra Large - Rs. 1,50,000

Covered - Rs. 75,000

SCHEDULE OF PAYMENTS :-

<u>Construction Linked Plan :-</u>	
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 Ninth Floor Roof	10%
g. On Laying of Fourteenth Floor Roof	10%
h. On Completion of flooring	10%
i. On completion of external painting	10%
j. One Month before possession	10%

① Likely date of possession

a. For Phase-1 Possession started

b. For Phase-2 Possession started

c. For B-15 & B-16 is August 17, for B- 17, 18, 19 & 20 Possession started

d. For Phase-3A is August 17.

Note : Every phase will take 3-4 months of time for handing over of all units after the start of the possession.

② 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.

③ Above mentioned prices are subject to change without notice.

④ Deduction of Tax @ 1% on the cost of the unit of 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 buyer.

⑤ The Parking Space allotted shall be used for parking of specific number of vehicles for which the said space is allotted. The Buyer shall not be allowed to park vehicle/s more than permitted at the space allotted. No vehicle more than the parking space allotted shall be allowed inside the complex.

⑥ Documentation Charges to be paid at the time of Possession Rs. 7000/- + Service Tax as applicable.

⑦ For wiremesh the request is to be made to booking officer during booking time. The rates including Service Tax are:-

Type	Cost (Rs.)
2BHK + 2 Toilets + Utility (Magnolia)	Rs. 20,000/-
2BHK +2 Toilets + Utility + Corner (Magnolia)	Rs. 23,000/-
3BHK + 2 Toilets (Lavender)	Rs. 24,000/-
3BHK + 2 Toilets + Corner (Lavender)	Rs. 27,000/-
3BHK + 2 Toilets (Lavender- II)	Rs. 30,000/-
3BHK + 3 Toilets + Utility (Tulip)	Rs. 27,000/-
3BHK + 3 Toilets + Utility + Corner (Tulip)	Rs. 30,000/-

Note A. All cheques / drafts to be made in favour of "Ashiana Housing Ltd Escrow A/c".

Note B. The installation of wiremesh will take 2 months approximately after the request has been accepted.

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	1.12
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 to ensure water supply, power back up and working of STP.	
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) will be shared proportionately.	0.36
Capital Charges	Capital charges would be there to cover the major capital repairs, replacements, along with periodical outside painting of the buildings.	0.30
Total Charges		1.78

NOTE:

- ❶ Common Maintenance Charges for a period of 12/18 months [to be determined at the time of offer of possession] would be taken in advance, on the basis of area of Apartment + Service tax, Swatch Bharat cess, KKC and any other levies as applicable from time to time shall be payable extra.
- ❷ Service tax is not included with the above cost.
- ❸ Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- ❹ 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.