

Total Price as on 4th May 2020 (Phase 1)

All Price are in (Lacs)

Type of Unit	Unit Price		
	PL-1 (%)	PL- 2 (#)	PL- 3 (Blank)
Tulip (3 BHK + 3T)			
1st and 2nd Floor	62.76	61.64	56.04
Ground, 3rd to 5th Floor	61.86	60.76	55.23
6th to 11th Floor	60.97	59.88	54.43
12th Floor	60.07	59.00	53.63
Lavender (3 BHK + 2T)			
1st and 2nd Floor	N.A	56.63	51.49
Ground, 3rd to 5th Floor	N.A	55.82	50.75
6th to 11th Floor	N.A	54.21	49.28
12th Floor	N.A	53.40	48.54
Magnolia II (2 BHK +2T)			
1st and 2nd Floor	N.A	48.85	44.41
Ground, 3rd to 5th Floor	N.A	47.48	43.16
6th to 11th Floor	N.A	46.79	42.53
12th Floor	N.A	46.10	41.91
Magnolia I (2 BHK +2T)			
1st and 2nd Floor	N.A	45.73	41.57
Ground, 3rd to 5th Floor	N.A	44.44	40.40
6th to 11th Floor	N.A	43.80	39.81
12th Floor	N.A	43.15	39.23

Type	Interest Free Maint. Security (Approx.)	Documentation Charges (with in 30 days from offer of possession)	Upfront Maint Charges (Approx.)
Tulip (3 BHK + 3T)	32020	7000	41498
Lavender (3BHK + 2T)	29420	7000	38128
Magnolia II (2 BHK +2T)	25020	7000	32426
Magnolia I (2 BHK +2T)	23420	7000	30352

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

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulip (3 BHK + 3T)	148.74 sq m (1601 sq ft)	102.79 sq m (1106 sq ft)	9.08 sq m (98 sq ft)
Lavender (3BHK + 2T)	136.66 sq m (1471 sq ft)	93.26 sq m (1004 sq ft)	8.55 sq m (92 sq ft)
Magnolia II (2 BHK +2T)	116.22 sq m (1251 sq ft)	78.35 sq m (843 sq ft)	8.54 sq m (92 sq ft)
Magnolia I (2 BHK +2T)	108.79 sq m (1171 sq ft)	71.86 sq m (773 sq ft)	8.47 sq m (91 sq ft)

Schedule of Payments

Construction Link Plan I (CLP I)	
a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On commencement of construction	10%
d. On completion of first floor roof	10%
e. On completion of fifth floor roof	10%
f. On completion of eighth floor roof	10%
g. On completion 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%

Schedule of Construction of Project

S. No.	Stage	Date by which the works are to be completed
1.	Completion of Structure of the Building	October, 2021
2.	Completion of development works	December, 2022
3.	Obtaining Completion Certificate / Occupation Certificate	December, 2022
4.	Grace Period of Six Months	June, 2023
5.	Finishing and Handover	June, 2023



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 'ASHIANA ADITYA PH1 AUO AHL MASTER COLLAC' , Account No: '50200035158778'.
- 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 30 days from the date of offer of possession in favour of 'Ashiana Maintenance Services LLP.
- 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%

- For wiremesh requirement please inform booking officer at the time of booking.
- 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.
- 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 1st Nov '19

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.39
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.	0.42
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.35
Total Charges		2.16 + GST+ Running Water Charges &/or other taxes

NOTE:

- The above working of cost is as per our estimates as on date and will vary in cost and scope of work at the time of possession.
- Common 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.
- Services will be provided by 'Ashiana Maintenance Services LLP'.

RERA Reg. No. JHARERA/PROJECT/790/2019