

Price as on 21st Oct 2019 [Phase-I]

All Price are in Rs.(Lacs)

| Type of Unit | Unit Price | | | |
|-------------------------------|--------------------|-----------|--------------------|-------------------|
| | Phase - I | | | |
| | PL-1 (%) | PL- 2 (#) | PL- 3 (*) | PL- 4 |
| Tulip (3 BHK+3T+Staff) | | | | |
| Ground Floor | 117.45 | NA | 109.25 | NA |
| 1st To 4th Floor | 116.37 | NA | 108.25 | NA |
| 5th To 8th Floor | 114.22 | NA | 106.25 | NA |
| 9th To 11th Floor | 111.08 SOLD | NA | 104.25 SOLD | NA |
| 12th To 14th Floor | 109.91 | NA | 102.25 | NA |
| Lavender (3 BHK + 3T) | | | | |
| Ground Floor | 102.79 SOLD | NA | 95.50 | NA |
| 1st To 4th Floor | 101.84 | NA | 94.63 | NA |
| 5th To 8th Floor | 100.81 | NA | 93.73 SOLD | NA |
| 9th To 11th Floor | 98.57 SOLD | NA | 91.64 SOLD | NA |
| 12th To 14th Floor | 96.17 | NA | 89.36 SOLD | NA |
| Magnolia (2 BHK + 2T) | | | | |
| Ground Floor | NA | 75.60 | NA | 70.26 |
| 1st To 4th Floor | NA | 74.91 | NA | 69.62 |
| 5th To 8th Floor | NA | 73.54 | NA | 68.35 |
| 9th To 11th Floor | NA | 72.16 | NA | 67.07 SOLD |
| 12th To 14th Floor | NA | 70.78 | NA | 65.80 |

Additional Charges

| Type | Parking Earmarked (included in unit price) | EDC/IDC* (approx) | Interest Free Maint. Security | Documentation Charges | Wiremesh (Optional) |
|---------------------------------------|---|----------------------|----------------------------------|--------------------------|------------------------|
| Tulip (3 BHK + 3T + Staff) | 2 Single Basement | 1022776 | 58800 | 10000 | 39000 |
| Lavender (3 BHK + 3T) | 1XL Basement | 886452 | 51600 | 10000 | 36000 |
| Magnolia (2 BHK + 2T) | 1 Single Basement | 657400 | 38250 | 10000 | 25000 |

Note: * For wiremesh Rs. 3000/- extra of corner units.

Charges for additional Basement Parking : Rs. 3 Lacs

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 |
|---------------------------------------|-----------------------------|-----------------------------|---------------------------|
| Tulip (3 BHK + 3T + Staff) | 1960 sq ft (182.09 sq m) | 1268 sq ft (117.82 sq m) | 210 sq ft (19.52 sq m) |
| Lavender (3 BHK + 3T) | 1720 sq ft (159.79 sq m) | 1086 sq ft (100.90 sq m) | 195 sq ft (18.08 sq m) |
| Magnolia (2 BHK + 2T) | 1275 sq ft (118.45 sq m) | 791 sq ft (73.48 sq m) | 159 sq ft (14.77 sq m) |

RERA Reg. No. 26 of 2017 Dated 28/07/2017

Schedule of Payments

| • Down Payment Plan Benefit @ 3% for Ph-1 | |
|--|-----|
| a. At the time of booking | 10% |
| b. Within 60 days from the date of booking | 80% |
| c. At the time of offer of possession | 10% |

Schedule of Construction of Project

Phase - I possession already started

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 occupancy 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. 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 ANMOL Ph1 UO AHL MASTER COLL A/C**".
- □ • 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 Promoter would be the responsibility of the allottee.
- □ • Interest Free Maintenance Security and Upfront Maintenance of 12 months would be payable within 20 days from the date of offer of possession in favour of "**Ashiana Maintenance Services LLP**".
- □ • Documentation charges would be payable within 20 days from the date of offer of possession in favour of "**ASHIANA ANMOL Ph1 UO AHL MASTER COLL A/C**".
- □ • Stamp duty and registration charges would be payable as applicable.
- □ • EDC/IDC would be chargeable based on carpet area balcony area. EDC & IDC are the charges levied as per rates by Haryana Government including interest. If in future, there is any increases in the EDC/IDC, the same shall be payable by the allottee to the promoter on demand.
- □ • As the water supply system by Govt/ Municipal agencies is taking time and no timelines have been given therefore in the interim water will be supplied by purchasing tankers. As and when the unit gets occupied the charges will start for that unit and we are taking a four year upfront charges for 2 BHK Rs. 19,860/- and 3 BHK Rs. 26,790/-, including GST." For more details please discuss with your sales executive.
- □ • For wiremesh requirement please inform to booking officer during booking time. Payment is to be made in favour of "**ASHIANA ANMOL Ph1 UO AHL MASTER COLL A/C**".
- □ • **GST is over an 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(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 one parking duly earmarked and some units may be 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 May 2019

| Activity | Details | Cost / sq ft on Super Area/Month (in Rs.) |
|---|--|--|
| Security | 24 Hours security, along with maintaining the entry. | 1.93 |
| 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 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) will be shared proportionately. | 0.60 |
| Capital Charges | Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings. | 0.46 |
| Total Charges | | 2.99 + GST &/or other taxes (if applicable) * |

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 (to be determined at the time of offer of 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 separately on monthly basis and is not included in our 12 months upfront charges.
- Services will be provided by 'Ashiana Maintenance Services LLP'.