

Total Price as on 15th March 2023 (Phase I)

All Price are in (Lacs)

| Type of Unit | Unit Price | | | |
|------------------------------|------------|-----------|------------|----------------|
| | PL-1 (%) | PL- 2 (#) | PL- 3 (\$) | PL- 4 (Blank) |
| Penthouse | | | | |
| C: P5, P6 (2835 sq ft) | 241.25 | 229.76 | | |
| A: P1, P4 (2390 sq ft) | 204.06 | 194.34 | | |
| B: P2, P3 (2200 sq ft) | | 156.00 | | |
| Tulip (3 BHK + 3T) | | | | |
| 1st and 2nd Floor | 103.00 | N.A | 96.00 | 92.00 |
| 3rd to 13th Floor | 105.00 | N.A | 98.00 | 94.00 |
| Lavender (3 BHK + 2T) | | | | |
| 1st and 2nd Floor | 87.00 | 84.00 | 81.00 | 76.00 |
| 3rd to 13th Floor | 89.00 | 86.00 | 83.00 | 78.00 |
| Magnolia (2 BHK +2T) | | | | |
| 1st and 2nd Floor | N.A | 67.00 | N.A | 62.00 |
| 3rd to 13th Floor | N.A | 69.00 | N.A | 64.00 |

| Type | Interest Free Maint. Security (Approx.) | Documentation Charges (with in 30 days from offer of possession) | Upfront Maint Charges (Approx.) |
|-----------------------|---|--|---------------------------------|
| Penthouse A | 71700 | 7000 | 87474 |
| Penthouse B | 66000 | 7000 | 80520 |
| Penthouse C | 85050 | 7000 | 103761 |
| Tulip (3 BHK + 3T) | 54750 | 7000 | 66795 |
| Lavender (3BHK + 2T) | 46050 | 7000 | 56181 |
| Magnolia (2 BHK +2T) | 39000 | 7000 | 47580 |
| | | | |

* 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 |
|-----------------------|--------------------------|--------------------------|------------------------|
| Penthouse A | 222.04 sq m (2390 sq ft) | 149.56 sq m (1610 sq ft) | 16.09 sq m (173 sq ft) |
| Penthouse B | 204.38 sq m (2200 sq ft) | 135.12 sq m (1454 sq ft) | 16.40 sq m (177 sq ft) |
| Penthouse C | 263.38 sq m (2835 sq ft) | 175.06 sq m (1884 sq ft) | 20.87 sq m (225 sq ft) |
| Tulip (3 BHK + 3T) | 169.55 sq m (1825 sq ft) | 108.13 sq m (1164 sq ft) | 19.56 sq m (211 sq ft) |
| Lavender (3BHK + 2T) | 142.60 sq m (1535 sq ft) | 92.54 sq m (996 sq ft) | 14.52 sq m (156 sq ft) |
| Magnolia (2 BHK +2T) | 120.77 sq m (1300 sq ft) | 75.28 sq m (810 sq ft) | 15.00 sq m (161 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 first coat 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 for Ph I |
|--------|---|--|
| 1. | Completion of Structure of the Building | April, 2024 |
| 2. | Completion of development works | March, 2026 |
| 3. | Obtaining Completion Certificate / Occupation Certificate | April, 2026 |
| 4. | Grace Period of Six Months | October, 2026 |
| 5. | Finishing and Handover | October, 2026 |



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 PRAKRITI AHL MASTER COLL A/C, For Online Payment : A/c No: '50200074997867'** Bank : HDFC Bank, Branch GK-2 New Delhi, IFSC : HDFC0000027 for Ph 1.
- 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% |

- Any security deposit made to Govt Authority (Electricity, Gas etc) on behalf of the allottee to be reimbursed to us.
- 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. 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 Feb '23

| Activity | Details | Cost / sq ft on Super Area/Month (in `) |
|---|--|---|
| Security | 24 Hours security, along with maintaining the entry. | 2.05 |
| 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. | 0.53 |
| 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. | 0.47 |
| Total Charges | | 3.05 + GST+ Running Water Charges &/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 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/36/2023