

## Prices as on 1st June 2023, Phase- IV A &amp; B

All Price are in ( Lacs)

Type of Unit	Unit Price				
	PL-1 @	PL- 2 %	PL- 3 #	PL- 4 *	PL- 4 Blank
Phase - IV A & B					
<b>UDS =843 sq ft</b>					
<b>Tulsi -5 (3 BHK + 2T)</b>					
Ground	83.36	NA	NA	NA	NA
1st Floor	87.24	NA	NA	NA	NA
2nd Floor	86.22	NA	NA	NA	NA
3rd Floor	85.04	NA	NA	NA	NA
4th Floor	82.24	NA	NA	NA	NA
<b>UDS =754 sq ft</b>					
<b>Manjari -6 (2 BHK + Big Kitchen)</b>					
Ground	NA	NA	NA	NA	NA
1st Floor	NA	76.23	74.98	NA	NA
2nd Floor	NA	74.96	73.71	NA	NA
3rd Floor	NA	73.02	71.83	NA	NA
4th Floor	NA	71.74	70.56	NA	NA
<b>UDS = 671 sq ft</b>					
<b>Manjari -5 (2 BHK)</b>					
Ground	NA	66.08	65.90	62.50	60.32
1st Floor	NA	NA	70.49	66.80	64.45
2nd Floor	NA	NA	69.17	65.61	63.29
3rd Floor	NA	NA	67.72	64.42	62.15
4th Floor	NA	NA	64.47	61.32	59.16
<b>UDS =476 sq ft</b>					
<b>Vrinda-5 (1 BHK)</b>					
Ground	NA	NA	46.98	46.14	45.32
1st Floor	NA	NA	50.23	49.32	48.44
2nd Floor	NA	NA	49.15	48.26	47.40
3rd Floor	NA	NA	48.06	47.20	46.36
4th Floor	NA	NA	45.90	45.08	44.28

Type	Reducing Interest Free Management deposit + GST	I & BA Charges + GST	Activity Charges + GST
<b>Tulsi-5 (3 BHK+ 2T)</b>	197444	58375	118000
<b>Manjari-6(2 BHK Big Kitchen)</b>	176139	52076	118000
<b>Manjari-5 (2 BHK )</b>	157548	46579	118000
<b>Vrinda-5 (1 BHK)</b>	117381	34704	118000

Note: Stamp Duty and registration charges would be payable as applicable &amp; GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
<b>Tulsi-5 (3 BHK+ 2T)</b>	1455 sq ft (135.17 sq m)	1037 sq ft (96.34 sq m)	157 sq ft (14.59 sq m)
<b>Manjari-6 (2 BHK Big Kitchen)</b>	1298 sq ft (120.59 sq m)	988 sq ft (91.79 sq m)	79 sq ft (7.34 sq m)
<b>Manjari-5 (2 BHK )</b>	1161 sq ft (107.86 sq m)	870 sq ft (80.82 sq m)	79 sq ft (7.34 sq m)
<b>Vrinda-5 (1 BHK)</b>	865 sq ft (80.36 sq m)	598 sq ft (55.55 sq m)	76 sq ft (7.06 sq m)

**Schedule of Payments for Phase- 4A & 4B**

<b>a</b>	At the time of booking	10%
<b>b</b>	Within 45 days from booking	10%
<b>c</b>	On Completion of Foundation	15%
<b>d</b>	On Completion of first floor roof	15%
<b>e</b>	On Completion of third floor roof	15%
<b>f</b>	On Completion of internal plaster	10%
<b>g</b>	On completion of flooring	10%
<b>h</b>	On Completion of first coat of external painting	10%
<b>i</b>	Within 30 Days from the date of offer of possession	5%

**Likely date of possession**

- Phase - I , II & III possession started

<b>S No.</b>	<b>Stage Wise time schedule of completion</b>	<b>Expected Completion Date for Ph 4A</b>	<b>Expected Completion Date for Ph 4B</b>
1	Completion of Structure of the Building	February 2022	October 2023
2	Completion of Internal Building work and Development works	August 2023	May 2025
3	Grace Peroid of Nine Months	N.A	June 2025
4	Grace Peroid of Nine/Six Months	March 2024	December 2025
5	<b>Commencement of Handingover</b>	<b>March 2024</b>	<b>December 2025</b>

**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 2-3 months of 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.
- **BUILT -UP AREA'** is the sum of carpet area together with exclusive balcony /verandah area{covered or uncovered ) and the area under the external wall , in case there being a common wall between 2 apartment then 50% of the thickness of such wall.
- **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.



Golf Cart



Happy Residents



Dining Facility

## PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of "Ashiana Shubham PH-4 UO AHL Master Col" AC, A/c No:50200046449820 for Ph 4A and "Ashiana Shubham P4B UO AHL Master Col Ac" A/c No: 59266592592592 for Ph 4B.
- The above mentioned price of units is exclusive of following charges :-

• 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%

- (b) Stamp duty is 7 % & Registration Charges is 2 % on amount appropriated towards UDS.
- (c) Stamp Duty & Registration charges @2% (1%+1%) on amount appropriated towards construction
- (d) I & BA Charges (Govt Infrastructural and Basic Amenities Charges ) Rs. 34 per sqft + 18% for Ph 4A & Ph 4B GST shall be payable Separately .
- (e) Activity Centre charges of Rs-100,000/- + 18% GST Cheque to be made in favour of "M/S. Escapade Real Estate".

Note :- The above charges may change as per change in Govt. Charges .

- Documentation charges to be paid at the time of booking Rs. 10000 + GST.
- Deduction of Tax @ 1% on the price of the unit of 50 Lac (without GST) 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.
- Reducing Interest Free Management Deposit @ Rs 115/- sq ft + GST (valid for 15 years) would be one month before possession. in favour of "Ashiana Maintenance Services LLP" ..
- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'
- Veg. dining services include two time coffee, breakfast, lunch and dinner @ Rs. 230 inclusive GST (approx) per day per person in the main dining hall.

## MISCELLANEOUS :-

- Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.
- Promoter represents that Planning Authority has approved 352 car parking and 88 scooter parking in Ashiana Shubham Phase IV (Phase IV further divided into two parts i.e. Phase IV A and Phase IV B) including 32 visitor car parking. 176 car parking and 80 scooter parking are being developed with Ashiana Shubham Phase IVA and remaining 176 car parking including 32 visitor car parking and 8 scooter parking are to be developed with Phase IV B. In Ashiana Shubham Phase IV A out of 176 car parks one car parking is earmarked for each 3 BHK and 2 BHK unit aggregating to 140 car parkings and the balance 36 car parking are available for 1 BHK (865 sqft) units.

Similarly, out of the balance 176 car parks available in Phase IV B, one car parking is earmarked for each 3 BHK and 2 BHK units aggregating to 140 car parkings. Out of the balance car parks in Phase IV B, 4 car parks are available for 1 BHK (865 sqft) units being developed with Phase IV A and 32 are visitor car parkings for both phases.

- 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.
- Above mentioned prices are subject to change without notice.

## BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on : 1st April 2023

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Activity Centre Charges	Usage of activity centre , swimming pool,gym and activity rooms .	5.08
Transportation	6 times in a day for 6 days in a week to nearby places.	
Security	24 Hours security main gate , patrolling guards and CCTV.	
Housekeeping	Common area housekeeping -sanitation and clearing of the common area with garbage collection in apartments for disposal. Internal Housekeeping -Once a day brooming and mopping and twice a week cleaning of toilets and once a month dusting inside the apartments.	
Dining Facility	Overhead cost of the dining facility excluding food cost.	
Emergency Response and First Aid	Emergency Response system and nurse on campus with first aid facility. Ambulance with driver 24 hours and tie-up with Doctor for OPD five times in a week. Ambulance usages would be pay by use.	
Repair & maintenance	Reducing Interest Free Management Deposit @ Rs 115/- sq ft + GST (valid for 15 years) would be one month before possession. in favour of "Ashiana Maintenance Services LLP" ..	
AMC's	AMC of various equipments such as Lifts,Sewerage,Treatment plant, genset etc.	
Horticulture	Care of common lawns ,greenery and all plantations in the complex.	
Administration & Activities	Administration and activities management , salaries ,accounts ,stores, telephone cost ,management newsletter, stationary and activity centre.	
Floating Cost	Power and water required for common areas ,common lighting ,running of pumps,lifts etc. Running cost of generator (diesel & mobil) shared proportionately as per usage of area .	0.47
Capital Charges	To Cover the major capital repairs, replacements ,upgradations or additions of equipment and facilities along with periodic outside painting of the building	0.40
<b>Total Charges</b>		<b>5.95 + GST &amp;/or other taxes (if applicable)</b>

## 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 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 + GST and any other levies as applicable from time to time shall be payable extra.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency .

RERA -Reg.No for Ph 4B "TN/01/Building/0297/2022"