

**Total Price as on 30th July 2020 [Phase-I & II]**

All Price are in ( Lacs)

Type of Unit	Unit Price					
	Phase - I					
	PL-1 (%)	PL-2 (#)	PL-3 (@)	PL-4 (\$)	PL-5 (+)	PL-6
<b>Lavender 1 (3 BHK+2T)</b>						
1st to 4th Floor	47.59 <small>SOLD</small>	46.60 <small>SOLD</small>	NA	NA	43.21 <small>SOLD</small>	42.21 <small>SOLD</small>
5th to 9th Floor	46.81 <small>SOLD</small>	45.80 <small>SOLD</small>	NA	NA	42.50 <small>SOLD</small>	41.52 <small>SOLD</small>
10th to 12th Floor	45.73	44.76 <small>SOLD</small>	NA	NA	41.49	40.53 <small>SOLD</small>
<b>Magnolia 1 (2 BHK +2T)</b>						
1st to 4th Floor	38.76 <small>SOLD</small>	37.93 <small>SOLD</small>	37.26 <small>SOLD</small>	35.94 <small>SOLD</small>	NA	34.27 <small>SOLD</small>
5th to 9th Floor	38.61 <small>SOLD</small>	37.80 <small>SOLD</small>	37.15 <small>SOLD</small>	35.84 <small>SOLD</small>	NA	34.20 <small>SOLD</small>
10th to 12th Floor	37.42 <small>SOLD</small>	NA	NA	NA	NA	33.09 <small>SOLD</small>
<b>Magnolia 2 (2 BHK +2T)</b>						
1st to 4th Floor	NA	37.42 <small>SOLD</small>	36.77	NA	34.64 <small>SOLD</small>	33.82 <small>SOLD</small>
5th to 9th Floor	NA	37.30 <small>SOLD</small>	36.66 <small>SOLD</small>	NA	34.56 <small>SOLD</small>	33.76 <small>SOLD</small>
10th to 12th Floor	NA	36.13	NA	NA	33.44 <small>SOLD</small>	32.65
	Phase - II					
<b>Lavender 2 (3 BHK+2T)</b>						
1st to 4th Floor	48.74	N.A	44.91	43.27	N.A	N.A
5th to 9th Floor	47.95	N.A	44.14	42.53	N.A	N.A
10th to 12th Floor	46.84	N.A	43.03	41.46	N.A	N.A

**Additional Charges**

Type	Parking Earmarked (included in Unit Cost)	Interest Free Maint. Security	Documentation Charges (within 30 days of possession)	Wiremesh (Optional) *
Lavender 1 & 2 (3 BHK+2T)	Single Covered	34600	7000	22900
Magnolia 1 (2 BHK +2T)	Single Covered	28375	7000	22000
Magnolia 2 (2 BHK +2T)	Single Covered	27950	7000	28600

Note: \* For wiremesh Rs. 2500/- extra of corner units.

: Stamp duty and registration charges would be payable as applicable &amp; GST is over and above of mentioned prices/ charges.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender 1 & 2 (3 BHK+2T)	1384 sq ft (128.58 sq m)	935 sq ft (86.83 sq m)	115 sq ft (10.72 sq m)
Magnolia 1 (2 BHK +2T)	1135 sq ft (105.44 sq m)	758 sq ft (70.46 sq m)	105 sq ft (9.76 sq m)
Magnolia 2 (2 BHK +2T)	1118 sq ft (103.86 sq m)	736 sq ft (68.35 sq m)	112 sq ft (10.37 sq m)

**RERA Reg. No of Ph 1 & Ph 2: RAJ/P/2017/031 & RAJ/P/2019/915**
<http://www.rera-rajasthan.in/Home/ViewProject?id=kQAAAA>

### Schedule of Payments

Construction Link Plan I (CLP I) Ph-II	
a. At the time of booking	10%
b. Within 45 days from booking	10%
b. Within 75 days from booking	20%
b. Within 105 days from booking	20%
i. On completion of external plaster	20%
j. On completion of external painting	10%
k. Within 30 days from the date of offer of possession	10%

### • Ph-I is ready for Possession

S. No.	Stage of Project for Phase 2	Expected Completion Date
1.	Completion of Structure of the Building	June 2020
2.	Completion of Internal building work and development work	November 2021
3.	Obtaining Completion Certificate	February 2022
4.	Grace period of fifteen months	May 2023
5.	Commencement of Handover	May 2023

**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 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 TARANG PH1UO AHL MASTERCOL AC**' for Ph 1 & '**ASHIANA TARANG PH2 U/O AHL MASTER COL AC - 50200036466950** for Ph 2.
- 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 would be payable within 30 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP**.'
- For wiremesh requirement please inform to booking officer during booking time.
- 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 earmarke 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 01st April 2020

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.21
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.	0.70
Capital Charges	Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.	0.36
<b>Total Charges</b>		<b>2.27 + 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 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.
- Services will be provided by 'Ashiana Maintenance Services LLP'.