

## Price as on 31st May 2023 [Ph V &amp; VI]

Type of Unit	Unit Price			
	PL-1 (%)	PL-2 (#)	PL-3 (*)	PL-4 ( )
<b>Phase VI</b>				
<b>Lavender + (3BHK + 3T)</b>				
1st to 4th Floor	73.58	NA	70.38	68.18
5th to 9th Floor	75.08	NA	71.88	69.68
10th to 13th Floor	72.58	NA	69.38	67.18
<b>Magnolia + (2 BHK + 2T)</b>				
1st to 4th Floor	N.A	52.51	NA	47.96
5th to 9th Floor	N.A	54.11	NA	49.21
10th to 13th Floor	N.A	52.01	NA	47.46
<b>Phase V</b>				
<b>Tulip + (3 BHK + 3T + Multy Utility + Powder room )</b>				
1st to 4th Floor	80.78 <b>SOLD</b>	NA	76.48 <b>SOLD</b>	73.58
5th to 9th Floor	82.48 <b>SOLD</b>	NA	77.98 <b>SOLD</b>	75.08
10th to 13th Floor	79.68	NA	75.38	72.58
<b>Lavender Premium (3BHK + 3T)</b>				
1st to 4th Floor	71.71	NA	66.81	64.11
5th to 9th Floor	72.71 <b>SOLD</b>	NA	67.81	65.21
10th to 13th Floor	70.61	NA	65.91	63.21
<b>Lavender + (3BHK + 3T)</b>				
1st to 4th Floor	70.71	68.41	65.91	63.31 <b>SOLD</b>
5th to 9th Floor	71.31	69.01	66.41	63.81 <b>SOLD</b>
10th to 13th Floor	69.61	67.31	64.81	62.31 <b>SOLD</b>
<b>Magnolia + (2 BHK + 2T)</b>				
1st to 4th Floor	50.91	50.56	NA	47.51
5th to 9th Floor	51.41	51.06	NA	48.01
10th to 13th Floor	50.16	49.81	NA	46.51

## Additional Charges

Type	Interest Free Maint. Security	Documentation Charges(with in 20 days from possession)	Water infrastructure Charges
Tulip + (3 BHK + 3T + Multi Utility Room + Powder Room)	44675	7000	75054
Lavender Premium (3BHK + 3T)	39375	7000	66150
Lavender + (3BHK + 3T)	39325	7000	66066
Magnolia + (2 BHK + 2T )	30225	7000	50778

## Note:

: 6 units of 3BHK on first floor would come with terrace at additional cost.

: 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 + Multi Utility Room + Powder Room)	1787 sq ft (166.01 sq m)	1218 sq ft (113.17 sq m)	101 sq ft (9.34 sq m)
Lavender Premium (3BHK + 3T)	1575 sq ft (146.30 sq m)	1058 sq ft (98.33 sq m)	100 sq ft (9.25 sq m)
Lavender + (3BHK + 3T)	1573 sq ft (146.19 sq m)	1057 sq ft (98.27 sq m)	100 sq ft (9.31 sq m)
Magnolia + (2 BHK + 2T )	1209 sq ft (112.35 sq m)	799 sq ft (74.24 sq m)	93 sq ft (8.68 sq m)

## Schedule of Payments

Construction Link Payment Plan (CLP 1) Ph VI	Ph V	Ph VI
a. At the time of booking	10%	10%
b. Within 30 days from booking	10%	10%
c. On Commencement of Construction	10%	N.A
d. On laying of first floor roof	10%	N.A
e. On laying of fifth floor roof	10%	20%
f. On laying of eighth floor roof	10%	10%
g. On laying of twelfth floor roof	10%	10%
h. On completion of internal plaster	10%	10%
i. On completion of external plaster	10%	10%
j. On completion of external painting	5%	10%
k. Within 30 days from the date of offer of possession	5%	10%

Construction Link Plan 2 (CLP 2) Benefit @ 6% for Ph - VI	Ph V	Ph VI
a. At the time of booking	10%	10%
b. Within 30 days from booking	10%	10%
b. Within 90 days from booking	70%	N.A
c. On laying of fifth floor roof	N.A	40%
d. On laying of tenth floor roof	N.A	15%
e. On laying of thirteenth floor roof	N.A	15%
f. Within 30 days from the date of offer of possession	10%	10%

## Schedule of Construction

S. No.		Date by which the works are to be completed for Phase V	Date by which the works are to be completed for Phase VI
1.	Completion of Structure of the Building	September 2022	January 2024
2.	Completion of development works	February 2024	July 2025
3.	Obtaining Completion Certificate / Occupation Certificate	April 2024	October 2025
4.	Grace Period of Six Months	October 2024	April 2026
5.	Finishing and Handover	October 2024	April 2026

**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. 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 UMANG PH5 UO AHL MASTER COL AC**' for Phase -V and '**ASHIANA UMANG PH6 UO AHL MASTER COL AC**' for Phase -VI.
- 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 20 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP**.'
- Each buyer shall proportionately contribute towards creation of water infrastructure up to the project. This would be on actual cost basis and currently estimated as Rs. 42/- per sq. ft. The contribution per unit shall be contributed at the time of possession or incurred whichever is earlier. Additional contribution per unit may be collected/refunded as per actual cost incurred. There are no given timelines from PHED for water infrastructure, and information will be shared as available.
- PNG Gas Connection and PNG Gas Consumption Security Deposit charges of Rs. 5500/- to be paid to "Ashiana Housing Ltd" one month before possession.  
These charges are towards the Refundable Security Deposit paid to "Torrent Gas Jaipur Private Limited". The detail/Break-up of the same are as follows:  
Interest-free Connection Security Deposit: Rs.5000/-  
Interest-free Gas Consumption Security Deposit: Rs.500/-
- 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 April 2022

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Security	24 Hours security, along with maintaining the entry.	1.62
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.	0.35
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.37
<b>Total Charges</b>		<b>2.34 + GST &amp;/or other taxes (if applicable)</b>
<p><b>The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis, the cost may vary time to time.</b></p>		

**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 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.
- The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis and is not included in our 12 months upfront charges.
- Services will be provided by 'Ashiana Maintenance Services LLP'.