

Total Price as on 14th March 2020 [Phase-I, II, III and IV]

All Price are in (Lacs)

Type of Unit	Unit Price				
	Phase - I ,II & III				
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (@)	PL- 5
Tulip (3 BHK + 3T + Staff)					
1st to 8th Floor	67.10	64.40	61.10	NA	57.80
9th to 12th Floor	65.40	62.50	59.00	NA	55.60
Lavender (3BHK + 2T)					
1st to 8th Floor	NA	52.70	49.56	48.51	47.60
9th to 12th Floor	NA	51.10	48.31	47.04	46.12
Magnolia (2 BHK + 2T + Utility)					
1st to 8th Floor	43.84	42.60	NA	38.84	38.70
9th to 12th Floor	42.75	41.40	NA	38.08	37.50
Type of Unit	Phase - IV				
Lavender (3BHK + 2T)					
1st to 4th Floor	56.35	55.47	52.18	50.97	49.82
5th to 9th Floor	56.87	55.95	52.82	51.9	50.76
10th to 12th Floor	55.41	53.73	50.43	49.02	48.88
Magnolia (2 BHK + 2T + Utility)					
1st to 4th Floor	NA	45.12	41.83	NA	40.02
5th to 9th Floor	NA	46.18	43.08	NA	41.16
10th to 12th Floor	NA	43.81	40.6	NA	38.80

Additional Charges

Type	Interest Free Maint. Security	Documentation Charges(with in 20 days from possession)	Water infrastructure Charges
Tulip (3 BHK + 3T + Staff)	46375	7000	77910
Lavender (3BHK + 2T)	37250	7000	62580
Magnolia (2 BHK + 2T + Utility)	29375	7000	49350

Note:

: Charges for Additional Parking: Stilt Extra Large: Rs. 2.50 Lacs and Stilt Single: 1.50 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)	1855 sq ft (172.33 sq m)	1264 sq ft (117.39 sq m)	138 sq ft (12.81 sq m)
Lavender (3BHK + 2T)	1490 sq ft (138.42 sq m)	1003 sq ft (93.20 sq m)	111 sq ft (10.35 sq m)
Magnolia (2 BHK + 2T + Utility)	1175 sq ft (109.16 sq m)	815 sq ft (75.70 sq m)	65 sq ft (6.06 sq m)

RERA Reg. No. RAJ/P/2017/22 for Ph-III

RERA Reg. No. RAJ/P/2018/779 for Ph-IV

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Schedule of Payments

Payment Plan for Ready to Move in Unit-

a. At the time of booking	10%
b. Within 45 days from booking	90%

Schedule of Construction of Project

Phase-I ,II & III possession started

S. No.	Stage	Expected Completion Date of Phase IV
1.	Completion of Structure of the Building	October 2019
2.	Completion of Internal building work and development work	April 2021
3.	Obtaining Completion Certificate	April 2021
4.	Grace period of six months	October 2021
5.	Finishing and Start of Handover	October, 2021

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 Housing Limited Escrow A/c' for Ph-I & II , 'Ashiana Umang Ph3 UO AHL Master Coll A/C'** for phase - III and **Ashiana Umang PH 4 '** for Phase-IV.
- 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.
- 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 .12th Oct. 2018

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.44
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.	0.40
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.	0.37
Total Charges		2.21 + GST &/or other taxes (if applicable)
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.		Rs. 600 + GST monthly (Yearly Rs. 7,200 + GST) approx for occupied units
		Rs. 300 + GST monthly (Yearly Rs. 3,600 + GST) approx for Un occupied units

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'.

RERA Reg. No. RAJ/P/2017/022 for Ph-III

RERA Reg. No. RAJ/P/2018/779 for Ph-IV

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