

**Ashiana Anmol, Sohna Road, Sector-33, Sohna, Distt.-Gurgaon (Ph-I)**

Effective from :- 29-Oct-2016

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft & sq mt of super built up area		Rate/Unit for amenities	Basic Cost
	sq mt	sq ft	sq mt	sq ft	sq mt	sq ft		
<b>Tulip ( 3 BHK + 3 Toilets + Staff )</b>								
Ground Floor	182.09	1960	148.27	1596	51,344	4770	9,00,000	1,02,49,200
1st - 4th Floor	182.09	1960	148.27	1596	50,806	4720	9,00,000	1,01,51,200
5th - 8th Floor	182.09	1960	148.27	1596	49,730	4620	9,00,000	99,55,200
9th - 11th Floor	182.09	1960	148.27	1596	48,653	4520	9,00,000	97,59,200
12th - 14th Floor	182.09	1960	148.27	1596	47,577	4420	9,00,000	95,63,200
<b>Lavender ( 3 BHK + 3 Toilets )</b>								
Ground Floor	159.79	1720	129.97	1399	51,344	4770	9,00,000	91,04,400
1st - 4th Floor	159.79	1720	129.97	1399	50,806	4720	9,00,000	90,18,400
5th - 8th Floor	159.79	1720	129.97	1399	49,730	4620	9,00,000	88,46,400
9th - 11th Floor	159.79	1720	129.97	1399	48,653	4520	9,00,000	86,74,400
12th - 14th Floor	159.79	1720	129.97	1399	47,577	4420	9,00,000	85,02,400
<b>Magnolia ( 2 BHK + 2 Toilets )</b>								
Ground Floor	118.45	1275	96.53	1039	51,344	4770	6,00,000	66,81,750
1st - 4th Floor	118.45	1275	96.53	1039	50,806	4720	6,00,000	66,18,000
5th - 8th Floor	118.45	1275	96.53	1039	49,730	4620	6,00,000	64,90,500
9th - 11th Floor	118.45	1275	96.53	1039	48,653	4520	6,00,000	63,63,000
12th - 14th Floor	118.45	1275	96.53	1039	47,577	4420	6,00,000	62,35,500

**Preferential Location Charges :-**

Type A - 10 % of Basic Cost

Type B - 8% of Basic Cost

Type C - 2% of Basic Cost

**Charges for Additional Parking :- (As per availability)**

Basement Parking - Rs. 3,00,000

Extra Large Basement Parking - Rs. 4,50,000

- 1 All units are provided with access to Club House and swimming pool, connection to sewerage treatment plant, gas pipe connection & electricity connection.  
Above prices also include two basement parking for **3 BHK + Staff (Tulip)** , **3 BHK (Lavender)** and one basement parking for **2 BHK (Magnolia)**.
- 2 All cheques / drafts to be made in favour of "Ashiana Anmol Escrow A/c".
- 3 Service Tax , Swatch Bharat cess and /or any other tax would be payable over and above as per applicable rate.
- 4 EDC/IDC would be chargeable @ **Rs 518/-sq ft.** These cheques / drafts to be made in favour of "Ashiana Housing Limited."  
(The External Development Charges (EDC) and Infrastructural Development Charges (IDC) shall mean the charges levied by Haryana Government on Ashiana Anmol for external development & Infrastructure services and facilities provided by the Government and have been charged as per rate laid down by the Haryana Government.If in future, there is any increase in the EDC/IDC, the same shall be payable by the Buyer to the Builder on demand.) EDC/IDC includes interest given to DTCP for EDC/ IDC.
- 5 Interest Free Maintenance Security @ Rs 30/- sq ft and upfront maintenance of 12/18 months would be charged in advance.  
These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP."
- 6 Stamp duty and Registration Charges would be payable as applicable.
- 7 "BUILT UP AREA" shall mean the area measured at the floor level of the flat comprised in the "Unit" taking the external dimension of such flat including the area of the balcony. However in case of common walls separating one flat from the other only 50% of the area covered by such common walls shall be taken.
- 8 The final Built-Up area of the unit may vary maximum up to  $\pm 5\%$  of the Built Up area quoted above and the consideration will be adjusted proportionately.

**SCHEDULE OF PAYMENTS :-**

<b>Construction Link Plan (CLP)</b>	
a. At the time of Booking	10%
b. Within 30 days from Booking	10%
c. On Completion of foundation	7.5% + 25% of EDC/IDC
d. On Completion of Fourth Floor Roof	7.5% + 25% of EDC/IDC
e. On Completion of Eighth Floor Roof	7.5% + 25% of EDC/IDC
f. On Completion of Eleventh Floor Roof	7.5% + 25% of EDC/IDC
g. On Completion of Fourteenth Floor Roof	10%
h. On Completion of Internal Plaster	5%
i. On Completion of External Plaster	10%
j. On Completion of flooring	10%
k. On Completion of External painting	10%
l. One Month before possession	5%

<b>Early Payment Benefit Plan (EPBP):- Discount @ 6%</b>	
a. At the time of Booking	10%
b. Within 30 days from Booking	10%
c. Within 90 days from Booking	50% of EDC/IDC
d. On Completion of foundation	40%
e. On Completion of First Floor	50% of EDC/IDC
f. On Completion of Fourth Floor Roof	10%
g. On Completion of Eighth Floor Roof	10%
h. On Completion of Eleventh Floor Roof	10%
i. On Completion of Fourteenth Floor Roof	8%
j. One Month before possession	2%

① Likely date of possession for Ph-1 is April 2019.

**Note : Every phase will take 3-4 months of time for handing over of all units after the start of the possession.**

**Note : Club house will be ready within 9 months after the completion of Phase-I.**

② 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.

③ Above mentioned prices are subject to change without notice.

④ Deduction of Tax @1% on the cost of the unit of 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 buyer.

⑤ Director General Town and Country Planning, Haryana, Chandigarh has granted a License bearing no. 20 of 2014 dated June 12, 2014 to M/s Universe Heights (India) Private Limited for development of a group housing colony on the land measuring 13.3375 acres situated at Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana. Building plan for Phase I has been approved by DTCP vide its memo no. ZP-994/AD(RA)/2015/1908 dated 30.01.2015 comprising of 300 main units, 138 EWS units and convenient shops. The total number of apartments proposed to be developed under this project is 780 and 138 EWS. There is provision of two no. of Schools, one community centre and eight shops.

⑥ The Parking Space allotted shall be used for parking of specific number of vehicles for which the said space is allotted. The Buyer shall not be allowed to park vehicle/s more than permitted at the space allotted. No vehicle more than the parking space allotted shall be allowed inside the Complex.

⑦ For wiremesh the request is to be made to booking officer during booking time. The rates including Service Tax are:-

Type	Cost (Rs.)
2BHK (Magnolia)	Rs. 25,000/-
3BHK + Corner (Lavender)	Rs. 36,000/-
3BHK + 3 Toilets +Staff +Corner (Tulip)	Rs. 39,000 /-

**Note A.** All cheques / drafts to be made in favour of "Ashiana Housing Ltd".

**Note B.** The installation of wiremesh will take 3 months approximately after the request has been accepted.

**BUDGET FOR MANAGEMENT AND MAINTENANCE COST**

As on 16 Feb 2015

Activity		Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	1.40
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 to ensure water supply, power back up and working of STP.	
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 on proportionately basis.	0.55
Capital Charges	Capital charges, major capital repairs, replacements, along with periodical outside painting of the buildings.	0.50
<b>Total Charges</b>		<b>2.45</b>

**NOTE:**

- ❶ 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 area of Apartment + Service tax, Swatch Bharat cess and any other levies as applicable from time to time shall be payable extra.
- ❷ Service tax is not included with the above cost.
- ❸ Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- ❹ 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, and the Power Supply Charges will be on actuals based on the power cut durations.