

Prices as on 1st August 2017 [Phase-I]

All Price are in (Lacs)

Type of Unit	Unit Price				
Phase - I					
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (@)	PL- 5
Tulsi (3 BHK + 2T + Store)					
1st to 4th Floor	66.03	63.19	59.77	58.35	56.92
5th to 8th Floor	64.21	61.44	58.12	56.74	55.35
9th to 10th Floor	62.39	59.70	56.47	55.13	53.78
Manjari (2 BHK +2T + Store)					
1st to 4th Floor	53.85	NA	48.22	47.07	45.92
5th to 8th Floor	52.40	NA	46.90	45.79	44.67
9th to 10th Floor	50.95	NA	45.59	44.50	43.42
Vrinda (1 BHK +1T)					
1st to 4th Floor	NA	35.85	NA	NA	NA
5th to 8th Floor	NA	34.91	NA	NA	NA
9th to 10th Floor	NA	33.97	NA	NA	NA

Additional Charges

Type	Parking Earmarked (included in Unit Cost)	Reducing Interest Free Management Deposit	Documentation Charges	Wiremesh (Optional)
Tulsi (3 BHK + 2T + Store)	Single Covered	133450	7000	25400
Tulsi (Corner) (3 BHK + 2T + Store)	Single Covered	133450	7000	28000
Manjari (2 BHK +2T + Store)	Single Covered	106505	7000	21100
Manjari (Corner) (2 BHK +2T + Store)	Single Covered	106505	7000	23800
Vrinda (1BHK + 1T)	Single Covered	72000	7000	15200
Vrinda (Corner) (1BHK + 1T)	Single Covered	72000	7000	17800

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulsi (3 BHK + 2T + Store)	1570 sq ft (145.86 sq m)	1067 sq ft (99.14 sq m)	141 sq ft (13.14 sq m)
Manjari (2 BHK +2T + Store)	1253 sq ft (116.41 sq m)	875 sq ft (81.28 sq m)	72 sq ft (6.69 sq m)
Vrinda (1 BHK + 1T)	848 sq ft (78.78 sq m)	558 sq ft (51.88 sq m)	77 sq ft (7.15 sq m)

RERA Reg. No. RAJ/P/2017/028

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Schedule of Payments

Construction Link Plan (CLP)	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On commencement of construction	10%
d. On Completion of First floor roof	10%
e. On Completion of Fourth Floor Roof	10%
f. On Completion of Seventh Floor Roof	10%
g. On Completion of Tenth Floor Roof	10%
h. On completion of Flooring	10%
i. On completion of external painting	10%
j. Within 20 days from the date of offer of possession	10%

Early Payment Benefit Plan

Benefit @ 5% for Ph - I	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On Completion of Foundation	40%
d. On Completion of First floor roof	10%
e. On Completion of Fourth Floor Roof	10%
f. On Completion of Seventh Floor Roof	10%
g. On Completion of Tenth Floor Roof	8%
h. Within 20 days from the date of offer of possession	2%

Schedule of Construction of Project

S. No.	Stage of Phase	Expected Completion Date
1.	Completion of Structure of the Building	Completed
2.	Completion of Internal building work and development work	December 2017
3.	Obtaining Completion Certificate	December 2017
4.	Grace period of six months	June 2018
5.	Finishing and Handover	June 2018

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 NIRMAY PH1UO AHL MASTER COLL AC**'.
- 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.
- Reducing Interest Free Management Deposit @ 85/- sq ft on super area valid for 15 years would be payable within 20 days from the date of offer of possession in favour of '**ASHIANA Maintenance Services LLP**'.
- Documentation charges would be payable within 20 days from the date of offer of possession in favour of '**ASHIANA NIRMAY PH1UO AHL MASTER COLL AC**'.
- Stamp duty and registration charges would be payable as applicable.
- Every unit will be charged Rs. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
- For wiremesh requirement please inform to booking officer during booking time. Payment is to be made in favour of '**ASHIANA NIRMAY PH1UO AHL MASTER COLL AC**'.
- GST is over and above of mentioned prices/charges and 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 and agrees 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, layout 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 August 2017

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Security	24 Hours security, along with maintaining the entry.	1.75
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.	0.45
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.38
Total Charges		2.58 + GST &/or other taxes (if applicable)*

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'.

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