

Total Price as on 21st 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
Lavender 1 (3 BHK+2T)					
1st to 4th Floor	45.29 SOLD	NA	NA	40.91 SOLD	39.91 SOLD
5th to 9th Floor	44.51	NA	NA	40.20	39.22 SOLD
10th to 12th Floor	43.73	NA	NA	39.49	38.53
Magnolia 1 (2 BHK +2T)					
1st to 4th Floor	37.71 SOLD	36.88	36.21	NA	33.22 SOLD
5th to 9th Floor	37.06 SOLD	36.25	35.60	NA	32.66 SOLD
10th to 12th Floor	36.42	35.62	34.98	NA	32.09
Magnolia 2 (2 BHK +2T)					
1st to 4th Floor	37.19	36.37	35.72	33.59 SOLD	32.77 SOLD
5th to 9th Floor	36.55 SOLD	35.75	35.11	33.01 SOLD	32.21 SOLD
10th to 12th Floor	35.92	35.13	34.50	32.44	31.65

Additional Charges

Type	Parking Earmarked (included in Unit Cost)	Interest Free Maint. Security (Approx.)	Documentation Charges	Wiremesh (Optional)
Lavender 1 (3 BHK+2T)	Single Covered	34600	7000	27000
Lavender 1 (Corner) (3 BHK+2T)	Single Covered	34600	7000	30000
Magnolia 1 (2 BHK +2T)	Single Covered	28375	7000	26000
Magnolia 1 (Corner) (2 BHK +2T)	Single Covered	28375	7000	29000
Magnolia 2 (2 BHK +2T)	Single Covered	27950	7000	22000

Type	Super Area	Carpet Area as per RERA	Balcony Area
Lavender 1 (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. RAJ/P/2017/031
<http://www.rera-rajasthan.in/Home/ViewProject?id=kQAAAA>

Schedule of Payments

Construction Link Plan (CLP)

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 laying of first floor roof	10%
e. On laying of fifth floor roof	10%
f. On laying of eighth floor roof	10%
g. On laying of twelfth floor roof	10%
h. On completion of internal plaster	10%
i. On completion of external plaster	10%
j. On completion of external painting	5%
k. Within 20 days from the date of offer of possession	5%

Down Payment Benefit Plan (DP)

Benefit @ 6% for Ph - I

Benefit @ 6% for Ph - I	
a. At the time of booking	10%
b. Within 30 days from booking	88%
k. Within 20 days from the date of offer of possession	2%

Schedule of Construction of Project

S. No.	Stage of Project	Expected Completion Date
1.	Completion of Structure of the Building	Completed
2.	Completion of Internal building work and development work	October 2018
3.	Obtaining Completion Certificate	October 2018
4.	Grace period of six months	April 2019
5.	Finishing and Handover	April 2019

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**'.
- 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**'.
- Documentation charges would be payable within 20 days from the date of offer of possession in favour of '**ASHIANA TARANG PH1UO AHL MASTERCOL AC**'.
- Stamp duty and registration charges would be payable as applicable.
- For wiremesh requirement please inform to booking officer during booking time. Payment is to be made in favour of '**ASHIANA TARANG PH1UO AHL MASTERCOL AC**'.
- GST is over and above of mentioned prices and is 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 allottee understand 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, 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 21st August 2017

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.15
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.	0.40
Capital Charges	Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.	0.32
Total Charges		1.87 + 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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