

Ashiana Dwarka (Phase-II)
Effective from - 5th Sept 2016

Executive Room - 30th Sept 2018							
Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of Super Built up area	Rate/Unit for amenities	Basic Cost
Lavender-III [3 BHK + 2 Toilets]							
1st to 4th Floor	1490	138.42	1192	110.74	2650	205000	4153500
5th to 9th Floor	1490	138.42	1192	110.74	2550	205000	4004500
10th to 12th Floor	1490	138.42	1192	110.74	2450	205000	3855500
Magnolia-III [2 BHK + 2 Toilets]							
1st to 4th Floor	1180	109.62	944	87.70	2650	205000	3332000
5th to 9th Floor	1180	109.62	944	87.70	2550	205000	3214000
10th to 12th Floor	1180	109.62	944	87.70	2450	205000	3096000

Preferential Location Charges :-

Type A - 7.5 % of Basic Cost

Type B - 2.5 % of Basic Cost

Parking Upgradation Charges :-

Extra Large - Rs. 1,50,000

Covered - Rs. 75,000

- ❶ All units are provided with a facility of one open car parking, access to Club House and swimming pool, LPG reticulated system, connection to sewerage treatment plant and electricity connection with meter.
- ❷ Service Tax , Swatch Bharat cess and /or any other tax would be payable over and above as per applicable rate.
- ❸ All cheques / drafts to be made in favour of **"Ashiana Dwarka"**.
- ❹ Interest Free Maintenance Security @ Rs 20/- 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 Ltd."** one month before possession.
- ❺ Additional Stamp duty and Registration Charges would be payable as applicable.
- ❻ Super Built up Area - 20% = Built up area.
- ❼ Built up area = "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 and the verandah provided, 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.
- ❽ The final built-up area of the unit may vary maximum up to $\pm 5\%$ of the area quoted above if this variation exceeds 5% then consideration will be adjusted proportionately.
- ❾ Water fund charges is payable @ 62/- per sqft. [approx] as proportionate contribution towards creation of water infrastructure up to the site. This will be on actual cost basis and the contribution per unit may be collected or refunded as per the actual cost. This amount is payable at the time of possession or incurred whichever is earlier.

SCHEDULE OF PAYMENTS

Construction Link Plan (CLP)		Early Payment Benefit Plan (EPBP):- Discount @ 7% for Phase-II only on Basic Cost			
			Ph-I	Ph-II	
a. At the time of Booking	10%	a. At the time of Booking	10%	10%	
b. Within 30 days from Booking	10%	b. Within 30 days from Booking	88%	10%	
c. On Commencement of Construction	10%	c. On Completion of foundation	-	40%	
d. On Laying of First Floor Roof	10%	d. On Laying of Second Floor Roof	-	10%	
e. On Laying of Fifth Floor Roof	10%	e. On Laying of Sixth Floor Roof	-	10%	
f. On Laying of Eighth Floor Roof	10%	f. On Laying of Nineth Floor Roof	-	10%	
g. On Laying of Twelfth Floor Roof	10%	g. On Laying of Twelfth Floor Roof	-	8%	
h. On Completion of Internal Plaster	10%	h. One Month before possession	2%	2%	
i. On Completion of External Plaster	10%				
j. On completion of external painting	8%				
k. One Month before possession	2%				

- ❶ Likely date of possession for **Phase-II** is **July, 2018**.
- ❷ 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.
- ❸ Above mentioned prices are subject to change without notice.
- ❹ 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.
- ❺ 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.
- ❻ Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.

BUDGET FOR MANAGEMENT AND MAINTENANCE COST

As on 07th April 2016

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	1.21
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 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 mobile) shared on proportionately basis	0.30
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.32
Total Charges		1.83

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 today and will vary in cost due to inflation and scope of work at the time of possession.