

Total Price as on 11th March 2023 [ Phase-1 &amp; 2]

All Price are in ( Lacs)

Type of Unit	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (@)	PL- 5 ( )
<b>Iris + (4 BHK + 4 T)</b>					
2nd to 4th Floor	146.95			134.17	127.78
5th to 12th Floor	<b>149.72</b>			136.70	
1st Floor	144.18			<b>131.64</b>	125.37
<b>Tulip + (3 BHK + 3 T)</b>					
2nd to 4th Floor	106.16			<b>96.93</b>	
5th to 12th Floor	<b>108.24</b>			98.83	
1st Floor	104.08			95.03	
<b>Lavender + (3 BHK + 2 T)</b>					
2nd to 4th Floor	83.78		78.31	76.49	72.85
5th to 12th Floor	<b>85.56</b>		79.98	78.12	74.40
1st Floor	82.00		76.65	<b>74.87</b>	71.30
<b>Magnolia (2 BHK +2 T)</b>					
2nd to 4th Floor		69.36			61.38
5th to 12th Floor		<b>70.84</b>		65.82	62.69
1st Floor		67.89		63.08	60.08

**Terrace details (Tower 3)**

M2-115, M2-315, M2-515, M2-715, M2-915, M2-1113, M2-1315, 116, M2-316, M2-516, M2-716, M2-916, M2-1116, M2-1316	M2-	<b>152 sq ft</b>	<b>5 Lacs</b>
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**Additional Charges**

Type	Parking	Interest Free Maint. Security	Upfront Maintenance	Documentation Charges	Water infrastructure Charges
Iris + (4 BHK + 4 T)	As per Available	72330	90846	7000	101262
Tulip + (3 BHK + 3 T)	As per Available	54300	68201	7000	76020
Lavender + (3 BHK + 2 T)	As per Available	46500	58404	7000	65100
Magnolia (2 BHK +2 T)	As per Available	39180	49210	7000	54852

\* Stamp duty and registration charges would be payable as applicable &amp; GST is over and above of mentioned prices/ charges.

Type	Super Area	Carpet Area	Balcony Area
Iris + (4 BHK + 4 T)	223.99 sq m (2411 sq ft)	151.56 sq m (1631 sq ft)	14.49 sq m (156 sq ft)
Tulip + (3 BHK + 3 T)	168.15 sq m (1810 sq ft)	112.96 sq m (1216 sq ft)	10.83 sq m (117 sq ft)
Lavender + (3 BHK + 2 T)	144.00 sq m (1550 sq ft)	95.61 sq m (1029 sq ft)	10.18 sq m (110 sq ft)
Magnolia (2 BHK +2 T)	121.33 sq m (1306 sq ft)	78.48 sq m (845 sq ft)	10.12 sq m (109 sq ft)

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## Schedule of Payments

Construction Link Plan (CLP 1) Ph- I & Ph 2	
a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On laying of fifth floor roof	10%
d. On laying of eighth floor roof	10%
e. On laying of twelfth floor roof	10%
f. On laying of fourteenth floor roof	10%
g. On completion of internal plaster	10%
h. On completion of Flooring	5%
i. On completion of external plaster	10%
j. On first coat of external painting	5%
k. Within 30 days from the date of offer of possession	10%

Construction Link Plan 2 (CLP 2) Benefit @ 6% for Ph -I & Ph 2	
a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On laying of Second floor roof	20%
d. On laying of Seventh floor roof	10%
e. On laying of tenth floor roof	10%
f. On laying of fourteenth floor roof	20%
g. On completion of Flooring	5%
h. On completion of external plaster	5%
i. Within 30 days from the date of offer of possession	10%

## Schedule of Construction of Project

Stage	Expected Completion Date Phase 1	Expected Completion Date Phase 2
Completion of Structure of the Building	October, 2024	February 2025
Completion of Internal building work and development work	January, 2026	August 2026
Obtaining Completion Certificate	April, 2026	January 2027
Grace period of six months	October, 2026	July 2027
Finishing and Handover	October, 2026	July 2027

**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 EKANSH PH 1 UO AHL MAST COLL AC', A/c No: '9991111411114' for Ph 1 and 'ASHIANA EKANSH PH 2 UO AHL MAST COLL AC', A/c No: '9991111811118' for Ph 2.
- 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 ( Approx )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.
- Pursuant to government Notification No. 3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective GST rates for residential property in a Residential Real Estate Project are as under :

☞	Affordable Residential Apartments (i.e. Residential Flat having value upto Rs. 45 lakhs <u>and</u> carpet area upto 90 sqm in non-metro cities/towns)	1%
☞	Residential Apartments other than Affordable Residential Apartments	5%

## 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.
- The Podium parking facility would get ready along with the completion of the entire project. In the meantime, open earmarked parking would be provided temporarily.
- 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 02 January' 2023

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with mantaining the entry.	1.96
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.	0.68
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.5
<b>Total Charges</b>		<b>3.14 + GST+ Running Water Charges &amp;/or other taxes</b>
The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately, the cost may vary time to time. (Water Charegs for a period of 12 months (to be determined one month before possession) would be taken in advance).		Rs. 700 + GST monthly (Yearly Rs. 8,400 + GST) approx for occupied units
		Rs. 350 + GST monthly (Yearly Rs. 4,200 + 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 and Runngng maintenance charges for a period of 12 months Approx (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'.

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