

Price as on 21st August 2017 [Phase-I, II, III, V and VII]

All Price are in (Lacs)

| Type of Unit | Unit Price | | | |
|---|-------------|----------|----------|-------|
| | Phase - I | | | |
| | PL-1 (%) | PL-2 (#) | PL-3 (*) | PL-4 |
| Villa Lavender (3 BHK + 4T + Staff) | 66.5 | 63.6 | 60.24 | 57.37 |
| Type of Unit | Phase - II | | | |
| Floor - Iris (2 BHK + 2T) | | | | |
| Ground Floor | 31.6 | 30.2 | 28.61 | 27.2 |
| 1st Floor | 30.4 | 29.1 | 27.55 | 26.2 |
| 2nd Floor | 30.2 | 28.9 | 27.34 | 26.0 |
| Type of Unit | Phase - III | | | |
| Floor - Mangolia (2 BHK + 2T + Study) | | | | |
| Ground Floor | 41.4 | 39.6 | 37.5 | 35.7 |
| 1st Floor | 39.9 | 38.1 | 36.1 | 34.4 |
| 2nd Floor | 39.5 | 37.8 | 35.8 | 34.1 |
| Floor - Iris (2 BHK + 2T) | | | | |
| Ground Floor | 32.0 | 30.7 | 29.04 | 27.66 |
| 1st Floor | 30.9 | 29.58 | 27.9 | 26.6 |
| 2nd Floor | 30.6 | 29.3 | 27.7 | 26.4 |
| Type of Unit | Phase - V | | | |
| Villa Tulip (4 BHK + 4T + Staff) | 92.6 | 88.6 | 83.8 | 79.8 |
| Villa Lavender (3 BHK + 4T + Staff) | 72.1 | 69.0 | 65.28 | 62.1 |
| Villa Lavender - 1 (3 BHK + 4T + Staff) | 74.6 | 71.4 | 67.6 | 64.3 |
| Floor - Mangolia (2 BHK + 2T + Study) | | | | |
| Ground Floor | NA | NA | 38.0 | 36.2 |
| 1st Floor | NA | NA | 36.6 | 34.9 |
| 2nd Floor | NA | NA | 35.9 | 34.2 |
| Type of Unit | Phase - VII | | | |
| Floor - Mangolia (2 BHK + 2T + Study) | | | | |
| Ground Floor | NA | 39.80 | 37.60 | 35.85 |
| 1st Floor | NA | 38.33 | 36.20 | 34.50 |
| 2nd Floor | NA | 37.59 | 35.50 | 33.80 |
| Floor - Mangolia II (2 BHK + 2T + Study) | | | | |
| Ground Floor | NA | 34.15 | 32.3 | 30.76 |
| 1st Floor | NA | 32.90 | 31.1 | 29.64 |
| 2nd Floor | NA | 32.27 | 30.5 | 29.00 |

Additional Charges

| Type | Water Infrastructure Charges (Approx) | Interest Free Maint. Security (Approx.) | Documentation Charges | Wiremesh (Optional) |
|------------------------|---------------------------------------|---|-----------------------|---------------------|
| 4 BHK Villa | 103740 | 49400 | 7000 | 41500 |
| 4 BHK Villa + Corner | 103740 | 49400 | 7000 | 44000 |
| 3 BHK Villa | 77490 | 36900 | 7000 | 27000 |
| 3 BHK Villa + Corner | 77490 | 36900 | 7000 | 29600 |
| 2 BHK | 55650 | 22540 | 7000 | 22000 |
| 2 BHK + Corner | 55650 | 22540 | 7000 | 24500 |
| 2 BHK + Study | 47334 | 26500 | 7000 | 25400 |
| 2 BHK + Study + Corner | 47334 | 26500 | 7000 | 28000 |
| 2 BHK + 2T | 42420 | 20200 | 7000 | 24500 |

| Type | Super Area | Carpet Area as per RERA | Balcony Area |
|--|-----------------------------|-----------------------------|---------------------------|
| Villa Tulip (4 BHK + 4T + Staff) | 2470 sq ft (229.47 sq m) | 1722 sq ft (159.99 sq m) | 114 sq ft (10.57 sq m) |
| Villa Lavender (3 BHK + 4T + Staff) | 1845 sq ft (171.40 sq m) | 1215 sq ft (112.83 sq m) | 143 sq ft (13.25 sq m) |
| Mangolia (2 BHK + 2T + Study) | 1325 sq ft (123.10 sq m) | 868 sq ft (80.66 sq m) | 122 sq ft (11.37 sq m) |
| Mangolia II (2 BHK + 2T) | 1127 sq ft (104.70 sq m) | 717 sq ft (66.60 sq m) | 111 sq ft (10.34 sq m) |
| Iris (2 BHK + 2T) | 1010 sq ft (93.83 sq m) | 696 sq ft (64.62 sq m) | 61 sq ft (5.65 sq m) |

RERA Regn. No for Phase V & VII - RAJ/P/2017/057/058 respectively

<http://www.rera-rajasthan.in/Home/ViewProject?id=8AAAAA>

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Schedule of Payments

| Construction Link Plan (CLP) | Floor | Villa |
|---------------------------------------|-------|-------|
| a. At the time of booking | 10% | 10% |
| b. Within 30 days from booking | 10% | 20% |
| c. On commencement of construction | 10% | 10% |
| d. On laying of ground floor roof | 10% | 10% |
| e. On laying of first floor roof | 10% | 20% |
| f. On laying of second floor roof | 10% | - |
| g. On completion of internal plaster | 10% | 10% |
| h. On completion of flooring | 10% | - |
| i. On completion of external painting | 10% | 10% |
| j. One month before possession | 10% | 10% |

Early Payment Benefit Plan (EPBP)

| • Benefit @ 7% for Ph - 5 | | |
|-----------------------------------|-------|-------|
| • Benefit @ 7% for PH -7 | | |
| | Floor | Villa |
| a. At the time of booking | 10% | 10% |
| b. Within 30 days from booking | 10% | 10% |
| c. On completion of foundation | 40% | 40% |
| d. On laying of ground floor roof | - | 15% |
| e. On laying of first floor roof | 15% | 23% |
| f. On laying of second floor roof | 23% | - |
| g. One month before possession | 2% | 2% |

Schedule of Construction of Project

- Ph-I, Ph-II & Ph-III are ready for Possession

| S. No. | Stage of Phase III | Expected Completion Date of Phase V (Plot No. E-67 to E-73, E-102 to E-108 and E-121 to E-132) | Expected Completion Date of Phase V (Plot No. E-0109 to E-0120 and Floor on Plot No. E-058 to E-066) | Expected Completion Date of Phase VII |
|--------|---|--|--|---------------------------------------|
| 1. | Completion of Structure of the Building | Completed | Completed | Completed |
| 2. | Completion of Internal building work and development work | December 2018 | March, 2018 | November, 2018 |
| 3. | Obtaining Completion Certificate | Jan-18 | May, 2018 | November, 2018 |
| 4. | Grace period of six months | July 2019 | November, 2018 | May, 2019 |
| 5. | Finishing and Handover | July 2019 | November, 2018 | May, 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 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 MANGLAM BUILDERS**' for Ph-1,2 & 3 and '**M/S GUL GDN PH5 UO AMB MASTER COLLECTION A/C - 50200026216272**' for phase-5, '**M/S GUL GDN PH7 UO AMB MASTER COLLECTION A/C - 50200026216282**' for phase-7.
- □ 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**'.
- □ Extra lawn area [For Private use only] is available with certain villas/ground floors at an extra cost of Rs. 500/- sq ft, for Villa & Rs. 300/- sq ft for floors will increase/decrease on final measurement proportionately.
- □ Each buyer shall proportionately contribute towards creation of water infrastructure upto the project. This would be on actual cost basis are currently estimated as Rs. 42/- 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.
- □ Documentation charges would be payable within 20 days from the date of offer of possession in favour of '**ASHIANA MANGLAM BUILDERS**' for Ph-1,2 & 3 and '**M/S GUL GDN PH5 UO AMB MASTER COLLECTION A/C - 50200026216272**' for phase-5, '**M/S GUL GDN PH7 UO AMB MASTER COLLECTION A/C - 50200026216282**' for phase-7.
- □ 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 MANGLAM BUILDERS**' for Ph-1,2 & 3 and '**M/S GUL GDN PH5 UO AMB MASTER COLLECTION A/C - 50200026216272**' for phase-5, '**M/S GUL GDN PH7 UO AMB MASTER COLLECTION A/C - 50200026216282**' for phase-7.
- □ GST is over and above of mentioned prices 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 parking spaces spread across the whole project. The Villas will have parking space within their boundary. For day to day Comfort of all residents the Promoter has earmarked parking space for the exclusive use of each unit. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked and some units maybe earmark with more than one parking.
- □ Exclusive right to use of roof is available for the 2nd floor buyer only. However, no construction will be allowed or done on the roof.
- □ 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 21 August 2017

| Activity | Details | Cost / sq ft on Super Area/Month (in `) |
|---|--|---|
| Security | 24 Hours security, along with maintaining the entry. | 1.00 |
| 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, major capital repairs, replacements along with periodical outside painting of the buildings. | 0.33 |
| Total Charges | | 1.73 + 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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