

Total Price as on 1st December 2018 [Phase-I, II and III]

All Price are in (Lacs)

Type of Unit	Unit Price					
	Phase - I					
	PL-1 [%]	PL- 2 (\$)	PL- 3 (#)	PL- 4 (@)	PL- 5 [*]	PL- 6
Tapovan (3BHK+2T)						
Ground	34.40 <small>SOLD</small>	33.49 <small>SOLD</small>	32.88 <small>SOLD</small>	32.27 <small>SOLD</small>	NA	NA
1st Floor	33.91 <small>SOLD</small>	33.01 <small>SOLD</small>	32.41	31.81	NA	NA
2nd Floor	33.08 <small>SOLD</small>	32.21 <small>SOLD</small>	31.62 <small>SOLD</small>	31.03	NA	NA
3rd Floor	31.93 <small>SOLD</small>	31.08 <small>SOLD</small>	30.52	29.95	NA	NA
Madhuban (2BHK+2T)						
Ground	28.58 <small>SOLD</small>	27.82 <small>SOLD</small>	26.32 <small>SOLD</small>	26.81 <small>SOLD</small>	26.31 <small>SOLD</small>	25.55 <small>SOLD</small>
1st Floor	28.18 <small>SOLD</small>	27.43 <small>SOLD</small>	26.93 <small>SOLD</small>	25.43 <small>SOLD</small>	25.93 <small>SOLD</small>	25.18
2nd Floor	27.5 <small>SOLD</small>	26.74 <small>SOLD</small>	26.28 <small>SOLD</small>	25.79 <small>SOLD</small>	25.31 <small>SOLD</small>	24.58
3rd Floor	26.54 <small>SOLD</small>	25.84 <small>SOLD</small>	25.37 <small>SOLD</small>	24.9	24.43 <small>SOLD</small>	23.72
Type of Unit	Phase - II					
Tapovan (3BHK+2T)						
Ground	33.41 <small>SOLD</small>	32.53 <small>SOLD</small>	31.93 <small>SOLD</small>	NA	NA	NA
1st Floor	32.92 <small>SOLD</small>	32.04 <small>SOLD</small>	31.46 <small>SOLD</small>	NA	NA	NA
2nd Floor	32.1 <small>SOLD</small>	31.24 <small>SOLD</small>	30.68 <small>SOLD</small>	NA	NA	NA
3rd Floor	30.94 <small>SOLD</small>	30.12 <small>SOLD</small>	29.57 <small>SOLD</small>	NA	NA	NA
Madhuban (2BHK+2T)						
Ground	27.82 <small>SOLD</small>	NA	26.54 <small>SOLD</small>	NA	25.56 <small>SOLD</small>	25.09 <small>SOLD</small>
1st Floor	27.36 <small>SOLD</small>	NA	26.15 <small>SOLD</small>	NA	25.18 <small>SOLD</small>	24.45
2nd Floor	26.68 <small>SOLD</small>	NA	25.5 <small>SOLD</small>	NA	24.55 <small>SOLD</small>	23.85 <small>SOLD</small>
3rd Floor	25.73 <small>SOLD</small>	NA	24.59	NA	23.68	23
Type of Unit	Phase - III					
Madhuban (2BHK+2T)						
Ground	NA	NA	NA	NA	24.52	23.83
1st Floor	NA	NA	25.07	24.18	24.16	23.48
2nd Floor	NA	NA	24.46 <small>SOLD</small>	23.61	23.57	22.92
3rd Floor	NA	NA	23.62	22.79	22.76	22.13

Additional Charges

Type	External electrification charges	Interest Free Maint. Security	Documentation Charges	Narmada Canal Water Connection (approx)	Gas Conn. Sec. & Transfer Charges
Tapovan (3BHK+2T)	25000	14700	7000	44100	7000
Madhuban (2BHK + 2T)	25000	12150	7000	36450	7000

Note: : Stamp duty and registration charges would be payable as applicable & GST is over and above of mentioned prices/ charges.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tapovan (3BHK+2T)	1470 sq ft (136.57 sq m)	951 sq ft (88.31 sq m)	71 sq ft (6.55 sq m)
Madhuban (2BHK + 2T)	1215 sq ft (112.88 sq m)	768 sq ft (71.31 sq m)	67 sq ft (6.21 sq m)

Schedule of Payments

Construction Link Plan (CLP)	Ph-3
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On commencement of construction	10%
d. On completion of foundation	10%
e. On completion of first floor roof	10%
f. On completion of third floor roof	10%
g. On completion of internal plaster	10%
h. On completion of flooring	10%
i. On completion of internal painting	10%
j. On completion of external painting	8%
k. Within 30 days from the date of offer of possession	2%

Early Payment Benefit Plan (EPBP):-	Ph-3
Benefit @ 6% for Ph - 3	
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 second floor roof	10%
f. On completion of third floor roof	15%
g. Within 30 days from the date of offer of possession	5%
Down Payment Plan (DP)	
PH-1 & 2	
a. At the time of booking	10%
b. Within 45 days from booking	90%

Schedule of Construction of Project

Phase- I & II possession started

Phase - III likely date of possession is September 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 and 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 for Ph-I & II to be made in favour of '**ASHIANA NAVRANG ESCROW A/c**'
- 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 30 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP**'.
- External electrification charges would be payable in favour of '**Ashiana Housing Limited**' within 30 days from the date of offer of possession.
- Documentation charges would be payable within 30 days from the date of offer of possession in favour of '**Ashiana Housing Limited**' for Ph-I & II.
- lawn (For Private use only) is available with certain flats at an extra cost of 300/- sq.ft
- Gas Connection Security & Transfer Charges for Gujrat Gas Ltd.(GGL) Gas Pipeline would be payable within 30 days from the date of offer of possession in favor of '**Ashiana Housing Limited**' for Ph-I & II.
- Deposit fund for expenses to be made against Narmada Canal Water Connection from Halol Nagar Palika would be payable within 30 days from the date of offer of possession in Favour of " **Ashiana Navrang Own Water Fund AMS LLP**".
- Above mentioned prices 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 that the project Comprises of open 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. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked.
- 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 1st Dec 2018

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.34
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.	0.22
Power Supply Charges	Power required for common lighting, running of pumps, lifts, sewerage Treatment plant etc. and running of generator (diesel and mobile) shared proportionately.	
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.28
Total Charges		1.84+ 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'.