

Comfort Homes at Halol

Total Price as on 1st February 2020 [Phase-I, II and III]

| Sr. No. | Type | Block No. | Floor | Unit No. With Direction of Entry And Balcony | Unit Price |
|---------|-------|-----------|-------|--|------------|
| 1 | 2 BHK | B-8 | 1st | M-132 / Entry-North & Balcony-East | 26,00,000 |
| 2 | 2 BHK | B-8 | 2nd | M-232 / Entry-North & Balcony-East | 25,50,000 |
| 3 | 2 BHK | B-9 | 1st | M-136 / Entry-North & Balcony-East | 26,00,000 |
| 4 | 2 BHK | B-9 | 3rd | M-333 / Entry-South & Balcony-West | 25,00,000 |
| 5 | 2 BHK | B-9 | 3rd | M-335 / Entry-North & Balcony-West | 25,50,000 |
| 6 | 2 BHK | B-9 | 3rd | M-336 / Entry-North & Balcony-East | 25,25,000 |
| 7 | 3 BHK | B-10 | 1st | T-138 / Entry-North & Balcony-East | 33,55,000 |
| 8 | 3 BHK | B-10 | 2nd | T-238 / Entry-North & Balcony-East | 32,55,000 |
| 9 | 3 BHK | B-10 | 2nd | T-240 / Entry-South & Balcony-East | 32,55,000 |
| 10 | 3 BHK | B-10 | 3rd | T-338 / Entry-North & Balcony-East | 31,45,000 |
| 11 | 3 BHK | B-10 | 3rd | T-340 / Entry-South & Balcony-East | 31,45,000 |
| 12 | 3 BHK | B-11 | 1st | T-142 / Entry-North & Balcony-East | 33,91,000 |
| 13 | 3 BHK | B-11 | 3rd | T-342 / Entry-North & Balcony-East | 32,11,000 |
| 14 | 3 BHK | B-12 | GF | T-046 / Entry-North & Balcony-East | 33,50,000 |
| 15 | 3 BHK | B-13 | GF | T-051 / Entry-North & Balcony-West | 33,50,000 |
| 16 | 2 BHK | B-32 | GF | M-0125 / Entry-West & Balcony-North | 26,75,000 |
| 17 | 2 BHK | B-32 | GF | M-0127 / Entry-East & Balcony-North | 26,75,000 |
| 18 | 2 BHK | B-32 | 1st | M-1125 / Entry-West & Balcony-North | 26,50,000 |
| 19 | 2 BHK | B-32 | 3rd | M-3125 / Entry-West & Balcony-North | 25,00,000 |

Additional Charges

| Type | External electrification charges | Interest Free Maint. Security | Narmada Canal Water Connection (approx) | Documentation Charges | Gas Conn. Sec. & Transfer Charges |
|-----------------------|----------------------------------|-------------------------------|---|-----------------------|-----------------------------------|
| Tapovan (3BHK+2T) | 25000 | 14700 | 44100 | 7000 | 9000 |
| Madhuban (2BHK + 2T) | 25000 | 12150 | 36450 | 7000 | 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

| Time Bound Plan | |
|--------------------------------|-----|
| a. At the time of booking | 10% |
| b. Within 30 days from booking | 10% |
| b. Within 60 days from booking | 80% |

Schedule of Construction of Project

Phase- I , II & III possession started

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 & III to be made in favour of '**Ashiana Housing Centralized A/C 0027864000086**'
- 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 March 2019

| Activity | Details | Cost / sq ft on Super Area/Month (in `) |
|---|---|---|
| Security | 24 Hours security, along with maintaining the entry. | 1.39 |
| 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 mobile) shared proportionately. | 0.22 |
| Capital Charges | Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings. | 0.28 |
| Total Charges | | 1.89+ 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'.