

Area	Type					
Area= 1400 Sq.ft (130.06 Sq. mts.)	Tulsi - 1 (3 Bedrooms + Pooja/Store)					
UDS = 1022 Sq.ft	OSR View + Corner (In Lacs)	OSR View (In Lacs)	Park View + Corner (In Lacs)	Park View (In Lacs)	Corner (In Lacs)	Non PLC (In Lacs)
Ground Floor	Rs. 53.71	Rs. 51.76	Rs. 54.69	Rs. 52.74	Rs. 50.78	Rs. 48.83
1st Floor	Rs. 56.64	Rs. 54.69	Rs. 54.69	Rs. 52.73	Rs. 50.78	Rs. 48.83
2nd Floor	Rs. 55.01	Rs. 53.12	Rs. 53.12	Rs. 51.22	Rs. 49.32	Rs. 47.43
3rd Floor	Rs. 54.04	Rs. 52.18	Rs. 52.18	Rs. 50.32	Rs. 48.45	Rs. 46.59
Area= 1156 Sq.ft (107.40 Sq. mts.)	Manjari - 1 (2 Bedrooms + Pooja/Store)					
UDS = 844 Sq.ft	OSR View + Corner (In Lacs)	OSR View (In Lacs)	Park View + Corner (In Lacs)	Park View (In Lacs)	Corner (In Lacs)	Non PLC (In Lacs)
Ground & 1st Floor	NA	NA	Rs. 46.00	Rs. 44.36	Rs. 42.72	Rs. 41.08
2nd Floor	NA	NA	Rs. 44.71	Rs. 43.11	Rs. 41.52	Rs. 39.92
3rd Floor	NA	NA	Rs. 43.93	Rs. 42.36	Rs. 40.79	Rs. 39.23
Area= 581 Sq.ft (53.98 Sq. mts.)	Vrinda - 2 (1 Bedroom)					
UDS = 424 Sq.ft	OSR View + Corner (In Lacs)	OSR View (In Lacs)	Park View + Corner (In Lacs)	Park View (In Lacs)	Corner (In Lacs)	Non PLC (In Lacs)
Ground & 1st Floor	NA	NA	Rs. 24.56	Rs. 23.68	Rs. 22.81	Rs. 21.93
2nd Floor	NA	NA	Rs. 23.91	Rs. 23.05	Rs. 22.20	Rs. 21.34
3rd Floor	NA	NA	Rs. 23.52	Rs. 22.68	Rs. 21.84	Rs. 21.00

Facilities



CCTV Monitoring



Yoga Class



Dining Facility

Points

☝ Above mentioned price includes the facility of one open car parking, TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.

☝ All cheques / drafts to be made in favour of “**Ashiana Shubham Escrow A/c**”.

☝ The above mentioned price of units is exclusive of following charges :-

- Service tax @ 6% on amount appropriated towards construction.
- Stamp duty is 1% & Registration is 7% on amount appropriated towards UDS.
- Stamp duty & Registration Charges @ 2% [1 + 1] on amount appropriated towards construction
- I & BA charges [Govt. Infrastructure and Basic Amenities charges] Rs. 36/- per sq. ft.
- VAT would be charge as per actual one month before possession [approx 2%].

Note:- The above charges may change as per change in Govt. Charges. Activity centre charges of Rs. 86,250/- (inclusive of ST) - Cheque to be made in favour of “**M/s. Escapade Real Estate**”.

☝ Reducing Interest Free Management Deposit @ Rs 80/- sq. Ft. + service tax [valid for 15 years] and monthly maintenance charges (Rs. 3.92 per sq. ft. approx. + ST) for 12 months would be payable upfront separately. These cheques / drafts to be made in favour of “**Ashiana Maintenance Services LLP**” payable at Chennai / Delhi one month before possession.

☝ Deduction of Tax @ 1% on the price of the unit of 50 Lac [without ST] 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.

☝ 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.

☝ Likely date of possession is May, 2018.

Note:- Every phase will take 3-4 months time for handing over of all units after the start of the possession.

☝ 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.

☝ Above mentioned prices are subject to change without notice.

Note:- Few units are available with additional area & would be charged separately, as follows :-

- Price of additional area (SBUA- 134 sq. ft. for 3 BHK & 142 sq. ft. for 2 BHK) with 3 BHK & 2 BHK unit - Rs. 3,20,000/- + ST + Registration Charges.

Facilities



Ambulance Service



Age Friendly Apartments



Regular Activities

Amount payable for units

	Tulsi (3 BHK)		Manjari (2 BHK)		Vrinda (1 BHK)	
Apartment Type	Tulsi (T1)	Tulsi (T1)	Manjari (M1)	Manjari (M1)	Vrinda (V2)	Vrinda (V2)
Floor	Grd Floor & 1st Floor	2nd & 3rd Floor	Grd Floor & 1st Floor	2nd & 3rd Floor	Grd Floor & 1st Floor	2nd & 3rd Floor
No. of bedrooms	3 BHK	3 BHK	2 BHK	2 BHK	1 BHK	1 BHK
Size in sq. ft.	1,400	1,400	1,156	1,156	581	581
UDS in sq. ft.	1,022	1,022	844	844	424	424
Price - (A)	48,83,000	47,43,000	41,07,600	39,92,000	21,92,970	21,34,870
Amount appropriated towards UDS	14,30,800	14,30,800	11,81,600	11,81,600	5,93,600	5,93,600
Amount appropriated towards construction	34,52,200	33,12,200	29,26,000	28,10,400	15,99,370	15,41,270
Govt. Taxes & Duties						
I & BA charges [Infrastructure and Basic Amenities Charges] @ Rs. 36/- per sq. ft. at the time of possession	50,400	50,400	41,616	41,616	20,916	20,916
Service tax @ 6% of [Amount appropriated towards construction]	2,07,132	1,98,732	1,75,560	1,68,624	95,962	92,476
Stamp duty is 1% & Registration Charge is 7% (1+7 = 8%) (approx.) of amount appropriated towards UDS at the time of execution of conveyance deed	1,14,464	1,14,464	94,528	94,528	47,488	47,488
Stamp duty & Registration charges @ 2% on amount appropriated towards construction	69,044	66,244	58,520	56,208	31,987	30,825
Total Govt. Taxes and Duties - (B)	4,41,040	4,29,840	3,70,224	3,60,976	1,96,354	1,91,706
VAT (approx 2%) would be charged as per actuals on the amount appropriated towards construction & PLC if applicable one month before possession.						
Other Charges - (C)						
Activity Centre charges paid to M/s. Escapade Real Estate (inclusive of ST @15%) one month of possession	86,250	86,250	86,250	86,250	86,250	86,250
Reducing Interest Free Management Deposit @ Rs. 80/ sq. ft. (inclusive of ST @ 15%) at the time of possession	1,28,800	1,28,800	1,06,352	1,06,352	53,452	53,452
Total amount payable to other companies	2,15,050	2,15,050	1,92,602	1,92,602	1,39,702	1,39,702
Monthly maintenance charges (Rs. 3.92 per sq. ft. approx + ST) for 12 months would be payable upfront separately at the time of possession						
Total price for Preferential Location - (D)						
PLC for OSR View + Corner (@16% of Price - 'A') inclusive of ST & Reg Charges	8,43,782	8,19,590	N/A	N/A	N/A	N/A
PLC for (Park View + Corner) /OSR (@12% of Price - 'A') inclusive of ST & Reg Charges	6,32,837	6,14,693	5,32,345	5,17,363	2,84,209	2,76,679
PLC for Park View (@8% of Price - 'A') inclusive of ST & Reg Charges	4,21,891	4,09,795	3,54,897	3,44,909	1,89,473	1,84,453
PLC for Corner (@4% of Price - 'A') inclusive of ST & Reg Charges	2,10,946	2,04,898	1,77,448	1,72,454	94,736	92,226

Note :-1. Total Amount payable for a Non PLC unit = (A+B+C) * 2. Total Amount payable for a PLC unit = A+B+C+D (as per your choice of unit)* 3.* VAT & monthly maintenance charges not included in the price, it will be charged one month before possession as applicable.

SCHEDULE OF PAYMENTS

Construction Link Plan (CLP)	Installment				
a. At the time of booking	10%				
b. Within 30 days from booking	15%				
c. On commencement of construction	15%				
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 external painting	5%				
j. One month before possession	5%				

BUDGET FOR SENIOR LIVING OPERATIONS & MANAGEMENT COST

Activity	Details	Cost/sq. ft./ month (in Rs.)
Activity Centre Charges	Usage of activity centre, swimming pool, gym and activity rooms.	3.10
Security	24 hours manning main gate, patrolling guards and CCTV.	
Housekeeping	* Common Area Housekeeping- sanitation and cleaning of the common areas with garbage collection in apartments for disposal. * Internal Housekeeping - Once a day brooming and mopping and twice a week cleaning of toilets and once a month dusting inside the apartments.	
Dining Facility	Overhead cost of the dining facility excluding food cost (Please refer point no.?).	
Emergency Response And First Aid	Emergency Response System and nurse on campus with first aid facility. Ambulance with driver 24 hours and tie-up with Doctor for OPD five times in a week. Ambulance usages would be pay by use.	
Repair and Maintenance	On call electrician, plumbers, mason for the maintenance of common facilities and individual units.	
AMC's	AMC of various equipments such as Lifts, STP, Genset etc.	
Horticulture	Care of common lawns, greenery and all plantations in the complex.	
Administration & Activities	Administration, activities management, salaries, accounts, stores, telephone cost, management newsletter, stationary and activity centre.	
Temple	Upkeep of temple complex and performance of Pooja and religious activities.	
Floating Cost	Power and water required for common areas, common lighting, running of pumps, lifts etc. running cost of generator (diesel & mobil) shared proportionately as per usage of area.	0.49
Capital Charges	To cover the major capital repairs, replacements, upgradations or additions of equipment and facilities along with periodic outside painting of the buildings.	0.33
	Total Charges	3.92

NOTE:

- The maintenance and management cost of Ashiana Shubham, Chennai would be charged monthly on the basis of an yearly budgeted rate on per square feet basis and would be reviewed each financial year.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- Veg. Dining services include two time coffee, Breakfast, Lunch and Dinner @ Rs. 150 approx. Per day per person (in the main dining hall).
- At the time of possession, estimated operations and management cost will be taken in advance for 12 months.
- Service Tax, Education Cess and other tax are not included in the above cost.
- The above working cost & dinner cost is as per our estimates as on Apr 2017 and may vary at the time of possession.