

Phase- 1, 2 & 3

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of super builtup area	Rate/Unit for amenities	Basic Cost
	sq ft	sq mt	sq ft	sq mt			
Phase -1							
Villa Lavender	144.45 Sq. Yds. (120.78 Sq. Mt.)						
(3 BHK + 4 Toilets + Staff Room)	1845	171.40	1701	158.05	3050	1,10,000	5737250
Phase - 2							
Floor - Iris (2 BHK + 2 Toilets)							
Ground Floor	1010	93.83	809	75.10	2500	1,80,000	2705000
1st Floor	1010	93.83	809	75.10	2400	1,80,000	2604000
2nd Floor	1010	93.83	809	75.10	2380	1,80,000	2583800
Phase - 3							
Floor - Magnolia (2 BHK + 2 Toilets + Study)							
Ground Floor	1325	123.10	1060	98.47	2540	1,80,000	3545500
1st Floor	1325	123.10	1060	98.47	2440	1,80,000	3413000
2nd Floor	1325	123.10	1060	98.47	2420	1,80,000	3386500
Floor - Iris (2 BHK + 2 Toilets)							
Ground Floor	1010	93.83	809	75.10	2540	1,80,000	2745400
1st Floor	1010	93.83	809	75.10	2440	1,80,000	2644400
2nd Floor	1010	93.83	809	75.10	2420	1,80,000	2624200
Phase -5							
Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of super builtup area	Rate/Unit for amenities	Basic Cost
	sq ft	sq mt	sq ft	sq mt			
Villa Tulip	186.04 Sq. Yds. (155.55 Sq. Mt.)						
(4 BHK + 4 Toilets + Staff Room)	2470	229.47	2312	214.82	3190	110000	Sold out
Villa Lavender	144.45 Sq. Yds. (120.78 Sq. Mt.)						
(3 BHK + 4 Toilets + Staff Room)	1845	171.40	1701	158.05	3310	1,10,000	6216950
Villa Lavender -1	144.45 Sq. Yds. (120.78 Sq. Mt.)						
(3 BHK + 4 Toilets + Staff Room)	1845	171.40	1701	158.05	3430	1,10,000	6438350
Floor - Magnolia (2 BHK + 2 Toilets + Study)							
Ground Floor	1325	123.10	1060	98.47	2580	1,80,000	3598500
1st Floor	1325	123.10	1060	98.47	2480	1,80,000	3466000
2nd Floor	1325	123.10	1060	98.47	2430	1,80,000	3399750

Phase-7

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of super builtup area	Rate/Unit for amenities	Basic Cost
	sq ft	sq mt	sq ft	sq mt			
Floor - Magnolia (2 BHK + 2 Toilets + Study)							
Ground Floor	1325	123.10	1060	98.47	2570	1,80,000	3585250
1st Floor	1325	123.10	1060	98.47	2470	1,80,000	3452750
2nd Floor	1325	123.10	1060	98.47	2420	1,80,000	3386500

Type A - 13 % of Basic Cost

Type B - 11% of Basic Cost

Type C - 5% of Basic Cost

Type D - 2.5% of Basic Cost

- ❶ All units are provided with a facility of one open car parking for Floor, access to Club House and swimming pool, connection to sewerage treatment plant, electricity connection & gas pipe connection.
- ❷ All cheques / drafts to be made in favour of "**Ashiana Manglam Builders**".
- ❸ Service tax, Swatch Bharat cess and/or any other tax would be payable over and above
- ❹ Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12-18 months would be charged in advance. These cheques / drafts to be made in favour of "**Ashiana Maintenance Services LLP**" payable at Jaipur/Delhi one month before possession.
- ❺ Additional Stamp duty and Registration Charges would be payable as applicable.
- ❻ Built up area = "BUILT UP AREA" shall mean the area measured at the floor level of the flat comprised in the "Unit" taking the external dimension of such flat including the area of the balcony and the verandah provided. However, in case of common walls separating one flat from the other, only 50% of the area covered by such common walls shall be taken.
- ❼ 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.

SCHEDULE OF PAYMENTS

Construction Link Plan (CLP)	Floor	Villa	Early Payment Benefit Plan (EPBP):- • 4% for Ph-3 • 7% for Ph-5 & 5A • 7% for Ph-7	Floor	Villa
a. At the time of Booking	10%	10%	a. At the time of Booking	10%	10%
b. Within 30 days from Booking	10%	20%	b. Within 30 days from Booking	10%	10%
c. On Commencement of Construction	10%	10%	c. On Completion of Foundation	40%	40%
d. On Laying of Ground Floor Roof	10%	10%	d. On Laying of Ground Floor Roof	-	15%
e. On Laying of First Floor Roof	10%	20%	e. On Laying of First Floor Roof	15%	23%
f. On Laying of Second Floor Roof	10%	-	f. On Laying of Second Floor Roof	23%	-
g. On Completion of Internal Plaster	10%	10%	g. One Month before possession	2%	2%
h. On Completion of Flooring	10%	-			
i. On Completion of External Painting	10%	10%			
j. One Month before possession	10%	10%			

① Likely date of possession :-

- a. For Phase-1 & Ph-2 Possession has started
- b. For Phase-3 is March- 2017
- c. For Phase-5 is January 2018
- d. For Phase-5A (Villas E-0109 to E-0120) is May 2018
- e. For Phase- 7 is November 2018

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

- ② 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.
- ③ Above mentioned prices are subject to change without notice.
- ④ Deduction of Tax @1% on the cost of the unit of 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 buyer.
- ⑤ 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
- ⑥ Each buyer shall proportionately contribute towards creation of water infrastructure upto 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
- ⑦ Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.
- ⑧ 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.
- ⑨ The Parking Space allotted shall be used for parking of specific number of vehicles for which the said space is allotted. The Buyer shall not be allowed to park vehicle/s more than permitted at the space allotted. No vehicle more than the parking space allotted shall be allowed inside the Complex.
- ⑩ For wiremesh the request is to be made to booking officer during booking time. The rates including Service Tax are:-

Type	Cost (Rs.)
4BHK villa	Rs. 49,000/-
4BHK villa + Corner	Rs. 52,000 /-
3BHK villa	Rs. 32,000/-
3BHK villa + Corner	Rs. 35,000 /-
2BHK	Rs. 26,000 /-
2BHK + Corner	Rs. 29,000/-
2BHK + Study	Rs. 30,000 /-
2BHK + Study + Corner	Rs. 33,000/-

Note A. All cheques / drafts to be made in favour of "Ashiana Housing Ltd".

Note B. The installation of wiremesh will take 2 months approximately after the request has been accepted.

BUDGET FOR MANAGEMENT AND MAINTENANCE COST

Activity	Details	Cost/sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	0.94
Horticulture	Will take care of the health of the lawns, greenery and all trees and plants 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 STP.	
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 on proportionately basis	0.36
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.33
Total Charges		1.63

NOTE:

- ❶ Common Maintenance Charges for a period of 12-18 months (to be determined at the time of offer of possession) would be taken in advance, on the basis of area of Apartment + Service tax, Swatch Bharat cess and any other levies as applicable from time to time shall be payable extra.
- ❷ Service tax is not included with the above cost.
- ❸ Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- ❹ The above working of cost is as per our estimates and will vary in cost and scope of work at the time of possession.