

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of Super Built up area		Rate/Unit for amenities	Basic Cost	
	sq ft	sq mt	sq ft	sq mt	Phase I	Phase II	All Phases	Phase I	Phase II
<b>Tapovan ( 3 BHK + 2 Toilets )</b>									
Ground Floor	1470	136.57	1103	102.47	1980	1920	1,35,000	30,45,600	29,57,400
1st Floor	1470	136.57	1103	102.47	1950	1890	1,35,000	30,01,500	29,13,300
2nd Floor	1470	136.57	1103	102.47	1900	1840	1,35,000	29,28,000	28,39,800
3rd Floor	1470	136.57	1103	102.47	1830	1770	1,35,000	28,25,100	27,36,900
<b>Madhuban( 2BHK + 2 Toilets)</b>									
Ground Floor	1215	112.88	912	84.73	1980	1920	1,25,000	25,30,700	24,57,800
1st Floor	1215	112.88	912	84.73	1950	1890	1,25,000	24,94,250	24,21,350
2nd Floor	1215	112.88	912	84.73	1900	1840	1,25,000	24,33,500	23,60,600
3rd Floor	1215	112.88	912	84.73	1830	1770	1,25,000	23,48,450	22,75,550

**Preferential Location Charges :-**

Type "A" - 9% of Basic Cost

Type "C" - 3% of Basic Cost

Type "B" - 7% of Basic Cost

Type "D" - 2% of Basic Cost

- ① All units are provided with a facility of one open car parking, access to Club House and swimming pool, connection to sewerage treatment plant.
- ② All cheques / drafts to be made in favour of **"Ashiana Navrang Escrow Account"**.
- ③ Rs. 25000/- + Service Tax would be paid in addition towards external electrification charges in favour of 'Ashiana Housing Limited' one month before possession
- ④ Lawn (For private use only) is available with certain flats at an extra cost of Rs. 300/-sq.ft.
- ⑤ Service tax, Swatch Bharat cess and/or any other tax would be payable over and above.
- ⑥ Interest Free Maintenance Security @ Rs 10/- 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 Halol/Vadodra/ Delhi one month before possession.
- ⑦ Additional Stamp duty and Registration Charges would be payable as applicable.
- ⑧ "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.
- ⑨ 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.

Construction Link Plan (CLP)			Early Payment Benefit Plan (EPBP):- EPBP Discount @ 2% on Basic Cost for Ph-II (Block no. B13, B27 & B28)	
a. At the time of Booking	10%		a. At the time of Booking	10%
b. Within 30 days from Booking	10%		b. Within 30 days from Booking	10%
c. On Commencement of Construction	10%		c. On Completion of foundation	40%
d. On Completion of foundation	10%		d. On Completion of First Floor Roof	10%
e. On Completion of First Floor Roof	10%		e. On Completion of Second Floor Roof	10%
f. On Completion of Third Floor Roof	10%		f. On Completion of Third Floor Roof	19%
g. On Completion of Internal Plaster	10%		g. One Month before possession	1%
h. On Completion of Flooring	10%			
i. On Completion of internal painting	10%			
j. On Completion of external painting	8%			
k. One Month before possession	2%			

① Likely date of possession for **Phase I - Block no. 1, 2, 4, 5, 11 & 12 Possession has started.**

Likely date of possession for **Phase I - Block no. 9 & 10 Possession has started.**

Likely date of possession for **Phase II - Block no. 3, 6, 7, 8 Possession has started.**

Likely date of possession for **Phase II - Block no. 13, 27 & 28 is April 2017.**

**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 Rs. 7000/- + Service Tax would be paid in addition towards Gas Connection Security & Transfer Charges for Gujarat Gas Ltd.(GGL) Gas Pipeline in favour of 'Ashiana Housing Limited' one month before possession

⑤ Rs. 36450/- for 2bhk flat and Rs. 44100 /- for 3bhk flat would be paid towards deposit fund for expenses to be made against Narmada Canal Water Connection from Halol Nagar Palika in favour of "Ashiana Navrang Owners Fund A U/O AMSL" one month before possession.

⑥ If applicable 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.

⑦ 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.

⑧ Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.

**BUDGET FOR MANAGEMENT AND MAINTENANCE COST**

As on 22 Apr 16

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	<b>1.01</b>
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 to ensure water supply, 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	<b>0.25</b>
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	<b>0.28</b>
<b>Total Charges</b>		<b>1.54</b>

**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 bharaat 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 as date and will vary in cost and scope of work at the time of possession.