

## Total Price as on 28th June 2023 (Phase 1)

All Price are in ( Lacs)

Flat No	Usable Area (Sq.ft)	Agreement Cost	Stamp Duty	Registration	GST 5%	Total Cost
<b>Lavender 1 (3BHK)</b>						
11th to 14th Floor	1122	112.47	6.75	0.30	5.62	125.15
8th to 10th Floor	1122	110.72	6.64	0.30	5.54	123.19
5th to 7th Floor	1122	108.96	6.54	0.30	5.45	121.24
1st to 4th Floor	1122	103.69	6.22	0.30	5.18	115.39
<b>Magnolia 1 (2BHK): P+C</b>						
11th to 14th Floor	927	92.87	5.57	0.30	4.64	103.39
8th to 10th Floor	927	91.42	5.49	0.30	4.57	101.78
5th to 7th Floor	927	89.97	5.40	0.30	4.50	100.17
1st to 4th Floor	927	85.62	5.14	0.30	4.28	95.34
<b>Magnolia 1 (2BHK)</b>						
11th to 14th Floor	927	88.87	5.33	0.30	4.44	98.95
8th to 10th Floor	927	87.48	5.25	0.30	4.37	97.40
5th to 7th Floor	927	86.09	5.17	0.30	4.30	95.86
1st to 4th Floor	927	81.93	4.92	0.30	4.10	91.24
<b>Magnolia 2 (2BHK)</b>						
11th to 14th Floor	852	77.28	4.64	0.30	3.86	86.08
8th to 10th Floor	852	76.07	4.56	0.30	3.80	84.74
5th to 7th Floor	852	74.87	4.49	0.30	3.74	83.40
1st to 4th Floor	852	71.24	4.27	0.30	3.56	79.38
<b>Magnolia 3 (2BHK)</b>						
13th Floor	977	84.48	5.07	0.30	4.22	94.07
8th Floor	977	83.16	4.99	0.30	4.16	92.61
<b>Vrinda 1 (1BHK)</b>						
11th to 14th Floor	637	55.10	3.31	0.30	2.76	61.47
8th to 10th Floor	637	54.24	3.25	0.30	2.71	60.51
5th to 7th Floor	637	53.38	3.20	0.30	2.67	59.55
1st to 4th Floor	637	50.80	3.05	0.30	2.54	56.69
<b>Vrinda 2 (1BHK)</b>						
1st Floor	702	62.08	3.72	0.30	3.10	69.21

## Double terrace units on right to use basis only

Unit Number	Terrace 1 Sqmt. (Sqft)	Terrace 2 Sqmt. (Sqft)	Terrace Cost (In Lacs)
M1-125	10 Sqmt. (109 Sqft)	63 Sqmt. ( 676 Sqft)	23.50
M2-126	4 Sqmt. (43 Sqft)	57 Sqmt. ( 614 Sqft)	19.70

## Terrace Facility in Phase - 1

Unit Number	Unit Type	Terrace Sqmt. (Sqft)	Terrace Cost (In Lacs)
L1-111, L1-119	Lavender 1 (3 BHK )	9 Sqmt. ( 101 Sqft)	3.00
M2-112, M2-118, M2-120	Magnolia 2 (2 BHK )	4 Sqmt. ( 43 Sqft)	1.30
M1-117	Magnolia 1 (2 BHK )	10 Sqmt. ( 109 Sqft)	3.30
V2-113, V2-115, V2-121, V2-123	Vrinda 2 (1 BHK )	10 Sqmt. ( 109 Sqft)	3.30
V1-114, V1-116, V1-122, V1-124	Vrinda 1 (1 BHK )	9 Sqmt. ( 107 Sqft)	3.20

Type	Usable Area	Carpet Area	Balcony Area
Lavender 1 (3 BHK )	104.27 Sqmt. (1122 Sqft)	94.15 Sqmt. (1013 Sqft)	10.12 Sqmt. (108 Sqft)
Magnolia 3 (2 BHK )	90.78 Sqmt. (977 Sqft)	83.96 Sqmt. (903 Sqft)	6.82 Sqmt. (73 Sqft)
Magnolia 1 (2 BHK )	86.12 Sqmt. (927 Sqft)	76.00 Sqmt. (818 Sqft)	10.12 Sqmt. (108 Sqft)
Magnolia 2 (2 BHK )	79.16 Sqmt. (852 Sqft)	72.55 Sqmt. (780 Sqft)	6.61 Sqmt. (71 Sqft)
Vrinda 2 (1 BHK )	65.25 Sqmt. (702 Sqft)	55.13 Sqmt. (593 Sqft)	10.12 Sqmt. (108 Sqft)
Vrinda 1 (1 BHK )	59.21 Sqmt. (637 Sqft)	52.39 Sqmt. (563 Sqft)	6.82 Sqmt. (73 Sqft)

#### Schedule of Payments

CLP PAYMENT PLAN		
S.No	Milestone	Demand
A	Amount payable at the time of Booking	10% Of Total Cost
B	Amount payable on 30 days from Booking ( Subject to registration of agreement )	10% Of Total Cost
C	On commencement of Excavation	10% Of Total Cost
D	On Roof Casting of Ground floor	10% Of Total Cost
E	On Roof Casting of 5th floor	10% Of Total Cost
F	On Roof Casting of 10th floor	10% Of Total Cost
G	On Roof Casting of 14th floor	10% Of Total Cost
H	On Completion of Flat Flooring	10% Of Total Cost
I	On Application of OC	10% Of Total Cost
J	30 days from offer of possession	10% Of Total Cost + IOP Charges

#### Schedule Construction of Tower 3 & 4 of Phase - 1 of the said project

S. No.	Stage of Phase	Expected Completion Date Phase - 1
1.	Completion of Structure of the Building	December, 2024
2.	Completion of Internal building work and development work	July, 2026
3.	Obtaining Completion Certificate	September, 2026
4.	Grace period of Six months	March, 2027
5.	Commencement of Handover	March, 2027

**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 45 days time for all units to get handed over after the receipt of 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.



## PAYMENT RELATED INFORMATION

- All Principal amount cheques/drafts to be made in favour of 'ASHIANA AMODH AHL MASTER COLLECTION A/C, Account Number : 50200076217350, Bank : HDFC Bank Ltd, Branch : G.K-2, NEW DELHI, IFSC Code : HDFC0000027, SWIFT Code : HDFCINBB."
- All GST amount cheques/drafts to be made in favour of "Ashiana Amodh GST A/C U/O AHL".
- 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.
- Reducing Interest Free Management Deposit valid for 15 years would be payable within 30 days from the date of offer of possession in favour of 'Ashiana Maintenance Services LLP.'
- Every unit will be charged Rs. 750/- per month for the dining services. However, this amount can be redeemed for Rs. 800/- value in the café. This would be charged on occupancy of the unit can be revised from time to time.
- Upfront Maintenance of 12 months (Approx) would be payable within 30 days from the date of offer of possession in favour of 'Ashiana Maintenance Services LLP.
- Pursuant to government Notification No. 3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective GST rates for residential property in a Residential Real Estate Project are as under :

Affordable Residential Apartments (i.e. Residential Flat having value upto Rs. 45 lakhs <u>and</u> carpet area upto 90 sqm in non-metro cities/towns)	1%
Residential Apartments other than Affordable Residential Apartments	5%

- All units will be provided with access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipeline.
- The Said Project/Whole Project comprises of open and covered vehicle parking spaces spread across the Said Project/Whole Project. The Promoter has earmarked covered vehicle parking spaces with certain/selected units only. The Allottee (s) agrees to such earmarking of the covered vehicle parking space by the Promoter with certain units and agrees not to object to such earmarking. Other allottees will not have any right on reserved covered parking space and will have the option of parking their vehicle in the open vehicle parking space on first come first park basis.
- The Promoter represents that it has facilitated the provision for charging of the "Electric vehicle" in the parking space earmarked for the unit. As clarified by the Promoter further the associated ancillary cost of creating the requisite infrastructure which includes buying/fixing/installation of charging ports and electric-meter, cost of electricity consumed, electric-charger etc. for charging the vehicle shall be borne by the Allottee(s) only. It is further clarified that there is a fixed amount of electricity load which is approved for the whole project, however in case the demand for electricity exceeds the load capacity then, in all such cases the additional cost for increasing the load shall be borne by all the allottees collectively.
- All building plans, layout Specifications etc. are tentative and Subject to variation and modification as decided by the Promoter or competent authority sanctioning such plans.
- Above mentioned prices are subject to change without notice.**

Below IOP CHARGES except Documentation Charges are charged on ' Area basis' which includes proportionate usable area.

Type	RIFMD	Documentation Charges
Lavender 1 (3 BHK )	174225 + GST	15000 + GST
Magnolia 3 (2 BHK )	151800 + GST	15000 + GST
Magnolia 1 (2 BHK )	143865 + GST	15000 + GST
Magnolia 2 (2 BHK )	132250 + GST	15000 + GST
Vrinda 2 (1 BHK )	109020 + GST	15000 + GST
Vrinda 1 (1 BHK )	99015 + GST	15000 + GST

BUDGET FOR MONTHLY MAINTENANCE COST	
Activity	Details
Maintenance	<ul style="list-style-type: none"> <li>• 24 Hours security, along with maintaining the entry.</li> <li>• CCTV Coverage of appropriate area.</li> <li>• Operators for the whole complex for power back up and working of Sewerage Treatment Plant.</li> <li>• Will take care of the health of the lawns, greenery and all trees and flowers in the complex.</li> <li>• On call electrician, plumbers services, helper &amp; mason for the maintenance of the complex and lifeguard for pool.</li> <li>• Upkeep of various central facilities like pool, gym, activity pool, activity and AMC of capital equipment etc.</li> <li>• Sanitation and cleaning of the common areas with garbage collection and disposal</li> </ul>
Wellness Management	Wellness expert, activity executive, social worker, gym trainer etc for various activities and wellness of the residents.
Medical Assistance	<ul style="list-style-type: none"> <li>• Emergency response system in each unit connected to control room to coordinate for any emergency.</li> <li>• Nurse with regular scheduled OPD.</li> <li>• Ambulance and doctor on call.</li> <li>• Physiotherapist.</li> </ul>
Concierge Services	Dedicated person (Men/Women) in uniform at concierge to assist residents for any needs. They also help manage visitors and coordinate services from third-party service providers.
Transportation	Golf Cart/E Rickshaw available within the project and scheduled transportation for local shopping and for Pune.
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 mobil) shared proportionately.
Capital Charges	Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.

Type	Total Usable Area	Monthly Maintenance Charges
Lavender 1 (3 BHK )	1122.36 sq ft (104.27 sq.mt)	7469 + GST
Magnolia 3 (2 BHK )	977.16 sq ft (90.78 sq.mt)	6508 + GST
Magnolia 1 (2 BHK )	927 sq ft (86.12 sq.mt)	6167 + GST
Magnolia 2 (2 BHK )	852.08 sq ft (79.16 sq.mt)	5670 + GST
Vrinda 2 (1 BHK )	702.35 sq ft (65.25 sq.mt)	4674 + GST
Vrinda 1 (1 BHK )	637.34 sq ft (59.21 sq.mt)	4245 + GST

- The Promoter represents that it has taken approval from Gram Panchayat for sourcing water for the Whole Project. The Promoter further represents that it may source water from the nearby river and under such conditions it will apply for necessary approvals for sourcing water from the same. However, till the time necessary approval and infrastructure is created for sourcing of water either through Gram Panchayat or through river, the requirement of water for the Said Project/Whole Project shall be met from other available sources including procurement of water from water tanker agencies. That in all the cases, the allottees will be required to contribute monthly sum towards water charges based on actual. Along with the same, the allottees will be liable to contribute towards creating infrastructure, if any, for sourcing water through river or Gram Panchayat.
- The above working of cost is as per our estimates as above dated and will vary in cost and scope of work at the time of offer 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 usable 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'.