

Price as on 20th May 2019 (Phase I & II)

Type of Unit	Unit Price					All Price are in Rs.(Lacs)
	Phase - I					
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (@)	PL- 5	
Tulsi (3 BHK + 2T + Store)						
1st to 4th Floor	67.48	64.64	60.97	59.55	58.12	
5th to 8th Floor	65.66	62.89	59.32	57.94	56.55	
9th to 10th Floor	63.81	61.15	57.67	56.33	54.98	
Manjari (2 BHK +2T + Store)						
1st to 4th Floor	NA	51.97	49.22	48.07	46.92	
5th to 8th Floor	NA	50.58	47.90	46.79	45.67	
9th to 10th Floor	NA	49.20	46.59	45.50	44.42	
Vrinda (1 BHK +1T)						
1st to 4th Floor	NA	36.60	NA	NA	NA	
5th to 8th Floor	NA	35.66	NA	NA	NA	
9th to 10th Floor	NA	34.72	NA	NA	NA	
Phase -II						
Tulsi - I (3 BHK + 2T + Store)						
1st to 5th Floor	59.78	59.01	NA	NA	NA	
6th to 10th Floor	57.91	57.14	NA	NA	NA	
11th to 12th Floor	54.85	54.08	NA	NA	NA	
Manjari - I (2 BHK +2T + Store)						
1st to 5th Floor	NA	51.44	48.68	NA	NA	
6th to 10th Floor	NA	50.05	47.36	NA	NA	
11th to 12th Floor	NA	48.65	46.04	NA	NA	
Vrinda - I (1 BHK +1T)						
1st to 5th Floor	NA	NA	NA	NA	34.89	
6th to 10th Floor	NA	NA	NA	NA	34.00	
11th to 12th Floor	NA	NA	NA	NA	33.11	

Additional Charges

Type	Reducing Interest Free Management Deposit	Documentation Charges (with in 30 days from offer of possession)	Wiremesh (Optional)
Tulsi (3 BHK + 2T + Store)	149150	7000	25400
Tulsi - I (3 BHK + 2T + Store)	145540	7000	28000
Manjari (2 BHK +2T + Store)	119035	7000	21100
Manjari - I (2 BHK +2T + Store)	119225	7000	21100
Vrinda (1BHK + 1T)	80560	7000	15200
Vrinda - I (1BHK + 1T)	80560	7000	15200

Note: * For wiremesh Rs. 2700/- extra of corner units.

: 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
Tulsi (3 BHK + 2T + Store)	1570 sq ft (145.86 sq m)	1067 sq ft (99.14 sq m)	141 sq ft (13.14 sq m)
Tulsi - I (3 BHK + 2T + Store)	1532 sq ft (142.32 sq m)	1037 sq ft (96.34 sq m)	131 sq ft (12.17 sq m)
Manjari (2 BHK +2T + Store)	1253 sq ft (116.41 sq m)	875 sq ft (81.28 sq m)	72 sq ft (6.69 sq m)
Manjari - I (2 BHK +2T+ Store)	1255 sq ft (116.59 sq m)	839 sq ft (77.94 sq m)	133 sq ft (12.35 sq m)
Vrinda (1 BHK + 1T)	848 sq ft (78.78 sq m)	558 sq ft (51.88 sq m)	77 sq ft (7.15 sq m)
Vrinda - I (1 BHK + 1T)	848 sq ft (78.78 sq m)	562 sq ft (52.21 sq m)	72 sq ft (6.68 sq m)

Facilities

Dinning Facility



YOGA Class



Ambulance Service

Schedule of Payments

Construction Link Plan (CLP)

Construction Link Plan (CLP)	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On commencement of construction	10%
d. On Completion of First floor roof	10%
e. On Completion of Fifth Floor Roof	10%
f. On Completion of Eighth floor Roof	10%
g. On Completion of Twelfth floor Roof	10%
h. On completion of Flooring	10%
i. On completion of external painting	10%
j. Within 30 days from the date of offer of possession	10%

Early Payment Benefit Plan (EPBP)- Benefit @ 5%

Early Payment Benefit Plan (EPBP)- Benefit @ 5%	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On completion of foundation	40%
d. On Completion of First floor roof	10%
e. On Completion of Fifth Floor Roof	10%
f. On Completion of Eighth floor Roof	10%
g. On Completion of Twelfth floor Roof	5%
h. Within 30 days from the date of offer of possession	5%

Schedule of Construction of Project

Phase - I possession started

S. No.	Stage of Phase	Expected Completion Date Phase -II
1.	Completion of Structure of the Building	June 2019
2.	Completion of Internal building work and development work	August 2020
3.	Obtaining Completion Certificate	November 2020
4.	Grace period of six months	May 2021
5.	Commencement of Handingover	May 2021

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 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 to be made in favour of 'ASHIANA NIRMAY PH1UO AHL MASTER COLL AC' For Ph-1 & 'ASHIANA NIRMAY PH2 UO AHL MASTER COLL AC 50200028722328' For Ph-2 .
- 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 @ 95/- sq ft on super area 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. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
- For wiremesh requirement please inform to booking officer during booking time.
- GST is Over and 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 and covered 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. Those Allottee who have not availed the option of covered parking will be earmarked open parking. Further,

- the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked and some units maybe earmark with more than one parking.

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.



BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 20th May 2019

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Maintenance	* 24 hours security and concierge services for each tower. * CCTV coverage of appropriate areas. * Landscape maintenance, where we will take care of the health of the lawns, greenery and all trees and flowers in the complex. * Operators for the whole complex for water supply, power back up and working of sewerage treatment plant. * On call electrician, plumbers services, helpers, carpenter & mason for the maintenance of the complex common areas and certain internal repairs. * Upkeep of various central facilities like pool, gym, activity pool, gym, activity central facilities like centre, AMC of capital equipment etc.	1.92
Wellness Management	Wellness expert, activity executive, social worker, gym trainer etc for various activities and wellness of the residents.	
Emergency Response System	Help desk centrally monitored to give emergency services.	
Transportation	Transportation facility within the project and scheduled transportation for local shopping and Gurgaon.	
Management of Temple	Pujari and Vidhyarthi for the pooja at the temple.	
Administration cost	Apart from the maintenance as mentioned above, the admin team also would be responsible for the management of 'Pay by Use Services' like dining, ambulance services, care homes etc.	
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.	0.55
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.43
Total Charges		2.90 + 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 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 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'.