

**Ashiana Tarang (Ph-1) Bhiwadi**

as on 1st August'16

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			
<b>Lavender 1 ( 3 BHK + 2 Toilets )</b>							
1st to 4th Floor	1384	128.58	1134	105.35	2645	2,75,000	39,35,680
5th to 9th Floor	1384	128.58	1134	105.35	2595	2,75,000	38,66,480
10th to 12th Floor	1384	128.58	1134	105.35	2545	2,75,000	37,97,280
<b>Magnolia 1 ( 2 BHK + 2 Toilets )</b>							
1st to 4th Floor	1135	105.44	930	86.40	2645	2,75,000	32,77,075
5th to 9th Floor	1135	105.44	930	86.40	2595	2,75,000	32,20,325
10th to 12th Floor	1135	105.44	930	86.40	2545	2,75,000	31,63,575
<b>Magnolia 2 ( 2 BHK + 2 Toilets )</b>							
1st to 4th Floor	1118	103.86	916	85.10	2645	2,75,000	32,32,110
5th to 9th Floor	1118	103.86	916	85.10	2595	2,75,000	31,76,210
10th to 12th Floor	1118	103.86	916	85.10	2545	2,75,000	31,20,310

**Preferential Location Charges :-**

Type A - 11 % of Basic Cost  
 Type B - 2.5 % of Basic Cost

**Parking Upgradation Charges :-**

Covered - Rs. 1,00,000

**SCHEDULE OF PAYMENTS**

<b>Construction Link Plan (CLP)</b>		<b>Early Payment Benefit Plan (EPBP):- Benefit @ 7% for Phase-I on Basic Cost</b>	
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 Laying of Second Floor Roof	10%	d. On Laying of Second Floor Roof	10%
e. On Laying of Sixth Floor Roof	10%	e. On Laying of Sixth Floor Roof	10%
f. On Laying of Ninth Floor Roof	10%	f. On Laying of Ninth Floor Roof	10%
g. On Laying of Twelfth Floor Roof	10%	g. On Laying of Twelfth Floor Roof	8%
h. On Completion of Internal Plaster	10%	h. One Month before possession	2%
i. On Completion of External Plaster	10%		
j. On completion of external painting	8%		
k. One Month before possession	2%		

① Likely date of possession for Ph-I is October 18.

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

**Note : Club house will be operational within 9 months after the completion of Phase-I.**

② All units are provided with a facility of one Open car parking, access to Club House and swimming pool, connection to sewerage treatment plant, electricity connection & gas pipe connection.

③ All cheques / drafts to be made in favour of **"Ashiana Housing Ltd"**.

④ Service tax, Swach Bharat Cess and /or any other tax would be payable over and above.

⑤ Interest Free Maintenance Security @ Rs 25/- 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 Ltd."** payable at Jaipur/Delhi one month before possession.

⑥ Above mentioned prices are subject to change without notice.

⑦ Additional Stamp duty and Registration Charges would be payable as applicable.

⑧ 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.

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

**Note A.** Built - up Area = Super Built - up Area - 18%.

**Note B.** 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.

**Note C.** 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.

**BUDGET FOR MANAGEMENT AND MAINTENANCE COST**

As on 29th Jan 16

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with maintaining the entry.	1.15
Horticulture	Will take care of the health of the lawns, greenery and all trees and flowers 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 Mobil) will be shared proportionately. The approximate monthly cost is Rs. 0.35/sq.ft.	0.35
Capital Charges	Capital charges would be there to cover the major capital repairs, replacements, along with periodical outside painting of the buildings. Approximate monthly charges would be Rs. 0.32/sq.ft.	0.32
<b>Total charges / month</b>		<b>Rs. 1.82 /sqft.</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 taxes and any other levies as applicable from time to time shall be payable extra.
- ❷ Service tax, or any other tax would be payable over and above.
- 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.