

2nd Total Price as on 18th Feb 23 [Phase- III & IV B]

Type of Unit	Unit Price		
	PL-1 (#)	PL- 2 (@)	PL- 3
Phase - I & II			
Completely Sold Out			
Phase 4B			
Lavender 3 (3 BHK+3T)			
1st to 4th Floor	66.15	64.10	63.10
5th to 10th Floor	64.50	62.50	61.50
11th to 12th Floor	62.00	60.10	59.10
Lavender 1 (3 BHK+2T)			
1st to 5th Floor	N.A	52.26	N.A
6th to 10th Floor	N.A	50.80	N.A
11th to 12th Floor	N.A	48.62	N.A
Magnolia 1 (2 BHK +2T)			
1st to 5th Floor	44.41	N.A	N.A
6th to 10th Floor	43.16	N.A	N.A
11th to 12th Floor	39.78	N.A	N.A
Magnolia 2 (2 BHK +2T)			
1st to 5th Floor	43.76	N.A	41.74
6th to 10th Floor	42.53	N.A	40.62
11th to 12th Floor	40.68	N.A	38.94

Additional Charges

Type	Parking Earmarked (included in Unit Cost)	Interest Free Maint. Security	Documentation Charges (within 30 days of possession)
Lavender 1 & 2 (3 BHK+2T)	Open/Stilt	39350	7000
Lavender 1 & 2 (3 BHK+2T)	Single Open	34600	7000
Magnolia 1 (2 BHK +2T)	Single Open	28375	7000
Magnolia 2 (2 BHK +2T)	Single Open	27950	7000

Note: * For wiremesh Rs. 2500/- 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
Lavender 3 (3 BHK+3T)	1574 sq ft (146.23 sq m)	1031 sq ft (95.76 sq m)	160 sq ft (14.86 sq m)
Lavender 1 & 2 (3 BHK+2T)	1384 sq ft (128.58 sq m)	935 sq ft (86.83 sq m)	115 sq ft (10.72 sq m)
Magnolia 1 (2 BHK +2T)	1135 sq ft (105.44 sq m)	758 sq ft (70.46 sq m)	105 sq ft (9.76 sq m)
Magnolia 2 (2 BHK +2T)	1118 sq ft (103.86 sq m)	736 sq ft (68.35 sq m)	112 sq ft (10.37 sq m)

RERA Reg. No of Ph 3 : RAJ/P/2020/1407 & Ph 4B : RAJ/P/2022/2028

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Schedule of Payments

Construction Linked Plan 2 (CLP 2) Benefit @ 6% for Ph - III & IVB

a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On Completion of Second floor roof	20%
d. On Completion of Fourth floor roof	10%
e. On Completion of Sixth floor roof	10%
f. On Completion of Ninth floor roof	10%
g. On Completion of Twelfth floor roof	10%
h. On completion of external plaster	10%
i. Within 30 days from the date of offer of possession	10%

Construction Linked Plan 1 (CLP 1) for Ph-III & Ph - IVB

a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On commencement of construction	10%
d. On laying of Second floor roof	10%
e. On laying of Fifth floor roof	10%
f. On laying of Eighth floor roof	10%
g. On laying of Twelfth floor roof	10%
h. On completion of internal plaster	10%
i. On completion of external plaster	10%
j. On completion of first coat of external	5%
k. Within 30 days from the date of offer of	5%

• Ph-I & II is ready for Possession

S. No.	Stage of Project for Phase III & 4B	Expected Completion Date of Ph 3	Expected Completion Date of Ph 4B
1.	Completion of Structure of the Building	June 2022	February, 2024
2.	Completion of Internal building work and development work	November 2023	July, 2025
3.	Obtaining Completion Certificate	January 2024	October, 2025
4.	Grace period of six months	July 2024	April, 2026
5.	Commencement of Handover	July 2024	April, 2026

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 TARANG PH3 UO AHL MASTER COL AC - 59217000000006** for Ph-3 and "Ashiana Tarang Ph-4B UO AHL Mast Coll AC" A/c No: 59284122334455 for Ph-4B.
- 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.
- Interest Free Maintenance Security and Upfront Maintenance of 12 months would be payable within 30 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP**.'
- For wiremesh requirement please inform to booking officer during booking time.
- 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 earmarked with more than one parking.
- All building plans, layouts, 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 01st April 2020

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.83
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 Sewerage Treatment Plant.	
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) shared proportionately.	0.78
Capital Charges	Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.	0.36
Total Charges		2.96 + 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 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'.

RERA Reg. No of Ph 3 & Ph 4B: RAJ/P/2020/1407 & Ph 4B : RAJ/P/2022/2028
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