

Total Price as on 20th May 2020

All Price are in (Lacs)

Type of Unit	Unit Price			
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (Blank)
Tulip (3 BHK + 3B)				
1st to 2nd Floor	90.50	N.A	N.A	N.A
Ground, 3rd to 5th Floor	87.50	N.A	N.A	N.A
6th to 12th Floor	86.00	N.A	N.A	N.A
13th Floor	83.50	N.A	N.A	N.A
Lavender (3BHK + 2B)				
1st to 2nd Floor	64.38	60.48	58.70	N.A
Ground, 3rd to 5th Floor	61.82	58.07	55.40	N.A
6th to 12th Floor	60.11	56.47	53.87	N.A
13th Floor	58.40	54.86	52.34	N.A
Magnolia (2 BHK +2B)				
1st to 2nd Floor	N.A	47.50	47.25	45.24
Ground, 3rd to 5th Floor	47.40	47.25	46.20	44.24
6th to 12th Floor	47.00	46.95	45.15	43.24
13th Floor	45.78	44.10	43.05	42.24

Additional Charges

Type	Interest Free Maint. Security (Approx.)	Documentation Charges (with in 20 days of possession)	Upfront Maint Charges (Approx.)
Tulip (3 BHK + 3T)	50275	7000	55986
Lavender (3BHK + 2T)	37150	7000	41370
Magnolia (2 BHK +2T)	29775	7000	33157

* Stamp duty and registration charges would be payable as applicable & GST is over and above the mentioned prices/charges.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulip (3 BHK + 3T)	186.83 sq m (2011 sq ft)	122.63 sq m (1320 sq ft)	13.84 sq m (149 sq ft)
Lavender (3BHK + 2T)	138.05 sq m (1486 sq ft)	93.92 sq m (1011 sq ft)	9.94 sq m (107 sq ft)
Magnolia (2 BHK +2T)	110.65 sq m (1191 sq ft)	72.45 sq m (780 sq ft)	9.47 sq m (102 sq ft)

Schedule of Payments

Construction Link Plan I (CLP I)	
a. At the time of booking	10%
b. Within 45 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 internal plaster	10%
i. On completion of external plaster	10%
j. On completion of external painting	5%
k. Within 30 days from the date of offer of possession	5%

Construction Link Plan II (CLP II) @ 3% benefit	
a. At the time of booking	10.00%
b. Within 30 days from booking	10.00%
c. On commencement of Foundation	10.00%
d. On completion of second floor roof	20.00%
e. On completion of fourth floor roof	10.00%
f. On completion of sixth floor roof	10.00%
g. On completion of ninth floor roof	5.00%
h. On completion of twelfth floor roof	5.00%
i. On completion of Brick work	5.00%
j. On completion of Plaster work	5.00%
k. On completion of flooring	5.00%
l. Within 30 days from the date of offer of possession	5.00%

Schedule of Construction of Project

Expected Completion Date

S. No.	Stage	Original Date	Revised Date
1.	Completion of Structure of the Building	November 2020	December 2020
2.	Completion of Internal building work and development work	June 2022	July 2022
3.	Obtaining Completion Certificate / Occupancy Certificate	November 2022	November 2022
4.	Grace period of fourteen months	July 2023	January 2024
5.	Commencement of Handover	July 2023	January 2024

Note: Handing over of every project 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 SEHAR PH1AUO AHL MASTER COLL AC' , Account No: 50200033265681.
- 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 (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. 5/2019 - 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%

- 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 1st June '19

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with maintaining the entry.	1.51
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.	0.43
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.38
Total Charges		2.32 + GST+ Running Water Charges &/or other taxes

NOTE:

- The above working of cost is as per our estimates as on date and will vary in cost and scope of work at the time of possession.
- Common maintenance charges for a period of 12 months Approx (to be determined one month before 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'.

REKA REG. NO. JKERA/PROJECT/192/2019