

Prices as on 28th, Jan 2019 Phase-I & II

All Price are in (Lacs)

Type of Unit	Unit Price				
	Phase - I				
	PL-1 @	PL- 2 %	PL- 3 #	PL- 4 *	PL- 5
UDS=1022 sq ft					
Tulsi -1 (3 BHK)	Completely Sold Out				
UDS=844 sq ft					
Manjari -1 (2BHK)	Completely Sold Out				
UDS=424 sq ft					
Vrinda-2 (1 BHK)	Completely Sold Out				
	Phase - II				
UDS =1443 sq ft					
Tulsi -1 (3 BHK)					
Ground	NA	58.78	56.68	54.54	NA
1st Floor	NA	60.29	58.14	NA	NA
2nd Floor	NA	58.78	56.68	NA	NA
3rd Floor	NA	57.77	55.70	NA	NA
UDS =1191 sq ft					
Manjari -1 (2BHK)					
Ground Floor	NA	49.43	47.67	45.90	44.14
1st Floor	NA	50.68 <small>(SOLD)</small>	48.87	47.06	45.25 <small>(SOLD)</small>
2nd Floor	NA	49.43 <small>(SOLD)</small>	47.67 <small>(SOLD)</small>	45.90	44.14 <small>(SOLD)</small>
3rd Floor	NA	48.61 <small>(SOLD)</small>	46.86	45.14	43.40
UDS = 486 sq ft					
Vrinda-1 (1 BHK)					
Ground Floor	NA	NA	25.43	24.50	23.49
1st Floor	Completely Sold Out				
2nd Floor					
3rd Floor	NA	NA	25.04	24.10	23.18
UDS= 710 sqft					
Vrinda-2 (1 BHK)					
Ground Floor	Completely Sold Out				
1st Floor	Completely Sold Out				
2nd Floor	Completely Sold Out				
3rd Floor	Completely Sold Out				

Type	Reducing Interest Free Management deposit + GST	I & BA Charges + GST	Activity Charges + GST
Tulsi-1(3 BHK)	156940	59472	88500
Tulsi-2 (3 BHK+ Store)	171961	65164	88500
Manjari-1 (2 BHK)	129587	49106	88500
Manjari-2 (2 BHK+ Store)	145505	55139	88500
Vrinda-1 (1 BHK)	65130	24680	88500
Vrinda-2 (1 BHK)	91249	34578	88500

Note: Stamp Duty and registration charges would be payable as applicable & GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulsi-1 (3 BHK)	1400 sq ft (130.06 sq m)	1046 sq ft (97.14 sq m)	127 sq ft (11.81 sq m)
Tulsi-2 (3 BHK+ Store)	1534 sq ft (142.51 sq m)	1164 sq ft (108.10 sq m)	128 sq ft (11.90 sq m)
Manjari-1 (2 BHK)	1156 sq ft (107.40 sq m)	868 sq ft (80.64 sq m)	80 sq ft (7.39 sq m)
Manjari-2 (2 BHK+ Store)	1298 sq ft (120.59 sq m)	986 sq ft (91.57 sq m)	80 sq ft (7.44 sq m)
Vrinda-1 (1 BHK)	581 sq ft (53.98 sq m)	387 sq ft (35.92 sq m)	48 sq ft (4.48 sq m)
Vrinda-2 (1 BHK)	814 sq ft (75.62 sq m)	557 sq ft (51.75 sq m)	79 sq ft (7.36 sq m)

Schedule of Payments for Phase-2

Construction Link Plan (CLP)		
a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of Foundation	15%
d	On Completion of first floor roof	15%
e	On Completion of third floor roof	15%
f	On Completion of internal plaster	10%
g	On completion of flooring	10%
h	On Completion of external painting	10%
i	Within 30 Days from the date of offer of possession	5%

Likely date of possession

- Phase - I possession started

S No.	Stage Wise time schedule of completion of Ph-II	Expected Completion Date
1	Completion of Structure of the Building	30th June 19
2	Completion of Internal Building work and Development works	30th June 20
3	Grace Period of Nine Months	31st March 21
4	Commencement of Handingover	31st March 21

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 2-3 months of 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.
- **BUILT -UP AREA** is the sum of carpet area together with exclusive balcony /verandah area(covered or uncovered) and the area under the external wall , in case there being a common wall between 2 apartment then 50% of the thickness of such wall.
- **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.



Golf Cart



Happy Residents



Dining Facility

PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of "Ashiana Shubham Escrow A/c No- 50200015712280" for Ph-I and "Ashiana Shubham Phase -2" A/c No -50200025964789 for Ph-2
- The above mentioned price of units is exclusive of following charges :-
 - (a) GST@18% on amount appropriated towards construction.
 - (b) Stamp duty is 4 % & Registration is 8 % on amount appropriated towards UDS.
 - (c) Stamp Duty & Registration charges @2% (1%+1%) on amount appropriated towards construction
 - (d) I &BA Charges (Govt Infrastructural and Basic Amenities Charges) Rs. 36 per sqft + 18% GST shall be payable Separately .
 - (e) Activity Centre charges of Rs-88500/- (Inclusive of GST)- Cheque to be made in favour of "M/S. Escapade Real Estate".

Note :- The above charges may change as per change in Govt. Charges .

- Deduction of Tax @ 1% on the price of the unit of 50 Lac (without GST) 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 buyer.
- Reducing Interest Free Management Deposit @ Rs 95/- sq ft + GST (valid for 15 years) would be one month before possession. in favour of "Ashiana Maintenance Services LLP" ..
- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'
- Veg. dining services include two time coffee, breakfast, lunch and dinner @ Rs. 150 (approx) per day per person in the main dining hall.

Note:- Few units are available with Store area & would be charged separately, as follows :-

a) Price of Store area (SBUA - 134 sq ft for 3 BHK & 142 sq ft for 2 BHK) with 3 BHK & 2 BHK unit - Rs. 3,30,000/- + GST + registration charges.

MISCELLANEOUS :-

- Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.
- **Parking for Phase 1:** The allottee(s) understands that the project comprises of open 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. Further, the allottee(s) understand and agree that every allottee will be entitled to one parking duly earmarked for Phase 1.
- **Parking for Phase 2:** The allottee(s) understands that the project comprises of open parking spaces spread across the whole project. For day today comfort of residents the promoter has earmarked one Reserved Car Park for each three BHK, two BHK and big one BHK units aggregating to 112 units in Ashiana Shubham Phase II and balance 15 car parkings shall be free for small one BHK units. These 15 car parkings shall be designated in Ashiana Shubham Phase II for small one BHK.
- 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.
- Above mentioned prices are subject to change without notice.

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on : 1st May 2018

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Activity Centre Charges	Usage of activity centre , swimming pool,gym and activity rooms .	3.4
Transportation	6 times in a day for 6 days in a week to nearby places & 2 times in a month to city.	
Security	24 Hours security main gate , patrolling guards and CCTV.	
Housekeeping	Common area housekeeping -sanitation and clearing of the common area with garbage collection in apartments for disposal. Internal Housekeeping -Once a day brooming and mopping and twice a week cleaning of toilets and once a month dusting inside the apartments.	
Dining Facility	Overhead cost of the dining facility excluding food cost.	
Emergency Response and First Aid	Emergency Response system and nurse on campus with first aid facility. Ambulance with driver 24 hours and tie-up with Doctor for OPD five times in a week. Ambulance usages would be pay by use.	
Repair & maintenance	On call electrician, plumbers & mason for the maintenance of common facilities and individual units .	
AMC's	AMC of various equipments such as Lifts,Sewerage,Treatment plant, genset etc.	
Horticulture	Care of common lawns ,greenery and all plantations in the complex.	
Administration & Activities	Administration and activities management , salaries ,accounts ,stores, telephone cost ,management newsletter, stationary and activity centre.	
Floating Cost	Power and water required for common areas ,common lighting ,running of pumps,lifts etc. Running cost of generator (diesel & mobil) shared proportionately as per usage of area .	0.49
Capital Charges	To Cover the major capital repairs, replacements ,upgradations or additions of equipment and facilities along with periodic outside painting of the building	0.33
Total Charges		4.22 + 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 -18 months (to be determined at the time of offer of possession) would be taken in advance, on the basis of area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency .