

Prices as on 30th May 2018 [Phase-I, II, III ,IV and V]

All Price are in (Lacs)

Type of Unit	Unit Price				
Phase - I, II & III					
	PL-1 (%)	PL-2 (#)	PL-3 (*)	PL-4 (+)	PL-5
Lavender (3BHK + 2T)					
1st to 2nd Floor	NA	35.58	33.65	32.85	32.05
3rd to 5th Floor	35.9 SOLD	34.35	32.50	31.72	30.95
6th to 9th Floor	34.63	33.13	31.34	30.60	29.8 SOLD
10th to 12th Floor	33.35	31.91	30.19	29.47	28.75
Magnolia (2 BHK +2T)					
1st to 2nd Floor	NA	28.0 SOLD	26.5 SOLD	NA	25.25 SOLD
3rd to 5th Floor	NA	27.09 SOLD	NA	NA	24.4 SOLD
6th to 9th Floor	NA	26.15 SOLD	NA	NA	23.56 SOLD
10th to 12th Floor	NA	25.21 SOLD	NA	NA	22.7 SOLD
Phase - IV					
Lavender (3BHK + 2T)					
1st to 2nd Floor	NA	36.1 SOLD	NA	33.42 SOLD	32.60
3rd to 5th Floor	NA	34.97	NA	32.20 SOLD	31.50
6th to 9th Floor	NA	33.74	NA	31.16	30.4 SOLD
10th to 12th Floor	NA	32.52	NA	30.03	29.30
Magnolia (2 BHK +2T)					
1st to 2nd Floor	NA	28.26 SOLD	NA	NA	25.46 SOLD
3rd to 5th Floor	NA	27.32	NA	NA	24.60 SOLD
6th to 9th Floor	NA	26.30 SOLD	NA	NA	23.70 SOLD
10th to 12th Floor	NA	25.45	NA	NA	22.90 SOLD
Phase - V					
Magnolia (2 BHK +2T)					
1st to 2nd Floor	NA	28.49	NA	NA	25.67
3rd to 4th Floor	NA	27.56	NA	NA	24.83

Additional Charges

Type	Interest Free Maint. Security	Documentation Charges (with in 20 days from offer of possession)	Wiremesh (Optional)
Lavender (3BHK + 2T)	22000	7000	20300
Magnolia (2 BHK +2T)	16900	7000	16500

Note: * For wiremesh Rs. 3000/- 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 (3BHK + 2T)	1100 sq ft (102.19 sq m)	805 sq ft (74.76 sq m)	42 sq ft (3.94 sq m)
Magnolia (2 BHK +2T)	845 sq ft (78.50 sq m)	599 sq ft (55.64 sq m)	45 sq ft (4.19 sq m)

RERA Reg. No. For Phase IV and V RAJ/P/2017/025/362 respectively

<http://www.rera-rajasthan.in/Home/ViewProject?id=jwAAAA>

<http://rera.rajasthan.gov.in/Home/ViewProject?id=8QIAAA>

Schedule of Payments

Construction Link Plan (CLP)		
a	At the time of booking	10%
b	Within 20 days from the date of offer of possession	90%

Schedule of Construction of Project

Phase - I , II ,III & IV possession started

S. No.	Stage	Expected Completion Date of phase V
1.	Completion of Structure of the Building	Februray 2018
2.	Completion of Internal building work and development work	July,2018
3.	Obtaining Completion Certificate	October,2018
4.	Grace period of six months	April,2019
5.	commencement of and Handover	April,2019

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 HOUSING LIMITED**' A/C'- 50200003481516 for Ph-I, Ph-II & Ph-III and '**ASHIANA SURBHI Ph4 UO AHL MASTER COLL A/C**' - 50200025964687 for Ph-IV and '**ASHIANA SURBHI PH5 MASTER COLL AC** - 50200026981977 for Ph-V .
- 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 20 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.
- The 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 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 30th May 2018

Activity	Details	Cost / sq ft on Super Area/Month (in ')
Security	24 Hours security, along with maintaining the entry.	1.43
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.	
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.36
Total Charges		2.22 + 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 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'.

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