

Ashiana Surbhi Phase-I (B-1)

Effective from :- 6th June 2017

Excluded from : Sun Suite 2B17

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			
Lavender [3 BHK + 2 Toilets]							
1st - 2nd Floor	1100	102.19	902	83.80	2750	1,80,000	32,05,000
3rd - 5th Floor	1100	102.19	902	83.80	2650	1,80,000	30,95,000
6th - 9th Floor	1100	102.19	902	83.80	2550	1,80,000	29,85,000
10th - 12th Floor	1100	102.19	902	83.80	2450	1,80,000	28,75,000
Magnolia [2 BHK + 2 Toilets]							
1st - 2nd Floor	845	78.50	692	64.29	2775	1,80,000	25,24,875
3rd - 5th Floor	845	78.50	692	64.29	2675	1,80,000	24,40,375
6th - 9th Floor	845	78.50	692	64.29	2575	1,80,000	23,55,875
10th - 12th Floor	845	78.50	692	64.29	2475	1,80,000	22,71,375

Preferential Location Charges :-

Type A - 11 % of Basic Cost

Type B - 5% of Basic Cost

Type C - 2.5% of Basic Cost

Parking Upgradation Charges :-

Covered - Rs. 100,000

- ① 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.
- ② All cheques / drafts to be made in favour of "Ashiana Housing Limited".
- ③ Service tax and /or any other tax would be payable over and above
- ④ Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12/18 months would be charged in advance.
- ⑤ These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP" payable at Bhiwadi/Delhi one month before possession.
- ⑥ Additional Stamp duty and Registration Charges would be payable as applicable.
- ⑦ 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.
- ⑧ 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.
- ⑨ Covered parking is mandatory with all 1st & 2nd floor units.

Ashiana Surbhi Phase-II (B-2)
Effective from :- 6th June 2017

EXCISE FROM : 01/01/2017

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			
Lavender [3 BHK + 2 Toilets]							
1st - 2nd Floor	1100	102.19	902	83.80	2750	1,80,000	32,05,000
3rd - 5th Floor	1100	102.19	902	83.80	2650	1,80,000	30,95,000
6th - 9th Floor	1100	102.19	902	83.80	2550	1,80,000	29,85,000
10th - 12th Floor	1100	102.19	902	83.80	2450	1,80,000	28,75,000
Magnolia [2 BHK + 2 Toilets]							
1st - 2nd Floor	845	78.50	692	64.29	2775	1,80,000	25,24,875
3rd - 5th Floor	845	78.50	692	64.29	2675	1,80,000	24,40,375
6th - 9th Floor	845	78.50	692	64.29	2575	1,80,000	23,55,875
10th - 12th Floor	845	78.50	692	64.29	2475	1,80,000	22,71,375

Preferential Location Charges :-

Type A - 11 % of Basic Cost

Type B - 5% of Basic Cost

Type C - 2.5% of Basic Cost

Parking Upgradation Charges :-

Covered - Rs. 100,000

- ❶ 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.
- ❷ All cheques / drafts to be made in favour of "Ashiana Housing Limited".
- ❸ Service tax and /or any other tax would be payable over and above
- ❹ Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12/18 months would be charged in advance.
- ❺ These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP" payable at Bhiwadi/Delhi one month before possession.
- ❻ Additional Stamp duty and Registration Charges would be payable as applicable.
- ❼ 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.
- ❽ 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.
- ❾ Covered parking is mandatory with all 1st & 2nd floor units.

Ashiana Surbhi Phase-III (B-3)

Effective from :- 6th June 2017

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			
Lavender [3 BHK + 2 Toilets]							
1st - 2nd Floor	1100	102.19	902	83.80	2750	1,80,000	32,05,000
3rd - 5th Floor	1100	102.19	902	83.80	2650	1,80,000	30,95,000
6th - 9th Floor	1100	102.19	902	83.80	2550	1,80,000	29,85,000
10th - 12th Floor	1100	102.19	902	83.80	2450	1,80,000	28,75,000
Magnolia [2 BHK + 2 Toilets]							
1st - 2nd Floor	845	78.50	692	64.29	2775	1,80,000	25,24,875
3rd - 5th Floor	845	78.50	692	64.29	2675	1,80,000	24,40,375
6th - 9th Floor	845	78.50	692	64.29	2575	1,80,000	23,55,875
10th - 12th Floor	845	78.50	692	64.29	2475	1,80,000	22,71,375

Preferential Location Charges :-

Type A - 11 % of Basic Cost

Type B - 5% of Basic Cost

Type C - 2.5% of Basic Cost

Parking Upgradation Charges :-

Covered - Rs. 100,000

- ❶ 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.
- ❷ All cheques / drafts to be made in favour of "Ashiana Housing Limited".
- ❸ Service tax and /or any other tax would be payable over and above
- ❹ Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12/ 18 months would be charged in advance.
- ❺ These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP" payable at Bhiwadi/Delhi one month before possession.
- ❻ Additional Stamp duty and Registration Charges would be payable as applicable.
- ❼ 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.
- ❽ 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.
- ❾ Covered parking is mandatory with all 1st & 2nd floor units.

Ashiana Surbhi Phase - IV (B-4)

Effective from :- 6th June 2017

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			
Lavender [3 BHK + 2 Toilets]							
1st - 2nd Floor	1100	102.19	902	83.80	2800	1,80,000	32,60,000
3rd - 5th Floor	1100	102.19	902	83.80	2700	1,80,000	31,50,000
6th - 9th Floor	1100	102.19	902	83.80	2600	1,80,000	30,40,000
10th - 12th Floor	1100	102.19	902	83.80	2500	1,80,000	29,30,000
Magnolia [2 BHK + 2 Toilets]							
1st - 2nd Floor	845	78.50	692	64.29	2800	1,80,000	25,46,000
3rd - 5th Floor	845	78.50	692	64.29	2700	1,80,000	24,61,500
6th - 9th Floor	845	78.50	692	64.29	2600	1,80,000	23,77,000
10th - 12th Floor	845	78.50	692	64.29	2500	1,80,000	22,92,500

Preferential Location Charges :-

Type A - 11 % of Basic Cost

Type B - 5% of Basic Cost

Type C - 2.5% of Basic Cost

Parking Upgradation Charges :-

Covered - Rs. 100,000

- 1 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.
- 2 All cheques / drafts to be made in favour of "Ashiana Housing Limited".
- 3 Service tax and /or any other tax would be payable over and above
- 4 Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12/18 months would be charged in advance.
- 5 These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP" payable at Bhiwadi/Delhi one month before possession.
- 6 Additional Stamp duty and Registration Charges would be payable as applicable.
- 7 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.
- 8 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.
- 9 Covered parking is mandatory with all 1st & 2nd floor units.

Ashiana Surbhi Phase - V (B-5)

Effective from :- 6th June 2017

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			
Magnolia [2 BHK + 2 Toilets]							
1st - 2nd Floor	845	78.50	692	64.29	2825	1,80,000	25,67,125
3rd - 4th Floor	845	78.50	692	64.29	2725	1,80,000	24,82,625

Preferential Location Charges :-

Type A - 11 % of Basic Cost

Type B - 5% of Basic Cost

Type C - 2.5% of Basic Cost

Parking Upgradation Charges :-

Covered - Rs. 100,000

- ❶ 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.
- ❷ All cheques / drafts to be made in favour of **"Ashiana Housing Limited"**.
- ❸ Service tax and /or any other tax would be payable over and above
- ❹ Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12/18 months would be charged in advance.
- ❺ These cheques / drafts to be made in favour of **"Ashiana Maintenance Services LLP"** payable at Bhiwadi/Delhi one month before possession.
- ❻ Additional Stamp duty and Registration Charges would be payable as applicable.
- ❼ 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.
- ❽ 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.
- ❾ Covered parking is mandatory with all 1st & 2nd floor units.

SCHEDULE OF PAYMENTS :-

Construction Link Plan (CLP)	
a. At the time of Booking	10%
b. Within 30 days from Booking	10%
c. On Completion of Foundation	10%
d. On Completion of 1st Floor Roof	10%
e. On Completion of 4th Floor Roof	10%
f. On Completion of 8th Floor Roof	10%
g. On Completion of 12th Floor Roof	10%
h. On Completion of flooring	10%
i. On completion of internal painting	10%
j. One Month before possession	10%

Construction Link Plan (CLP) For Phase- V (B5)	
a. At the time of Booking	10%
b. Within 30 days from Booking	10%
c. On Completion of Foundation	10%
d. On Completion of 1st Floor Roof	10%
e. On Completion of 4th Floor Roof	10%
f. On Completion of flooring	10%
g. On completion of internal painting	10%
h. On completion of external painting	10%
i. One Month before possession	20%

1) Likely date of possession

- a) For **Phase -I (B-1) Possession has started.**
- b) For **Phase -II (B2) Possession has started**
- c) For **Phase -III (B3) Possession has started**
- d) For **Phase -IV (B4) is Sep 2017.**
- e) For **Phase -V (B5) is Oct 2018.**

Note : Every phase will take 1-2 months of time for handing over of all units after the start of the possession.

Note : Club house will be ready by April 17.

2) 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.**3) Above mentioned prices are subject to change without notice.****4) Deduction of Tax @1% on the cost of the unit of 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 buyer.****5) 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.****6) Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.****7) For wiremesh the request is to be made to booking officer during booking time. The rates including Service Tax are:-**

Type	Cost (Rs.)
2BHK + 2 Toilets (Magnolia)	Rs. 19,500/-
2BHK + 2 Toilets+ Corner (Magnolia)	Rs. 23,000/-
3BHK (Lavender)	Rs. 24,000 /-
3BHK + 2 Toilets + Corner (Lavender)	Rs. 27,000/-

Note A. All cheques / drafts to be made in favour of "Ashiana Housing Ltd"

Note B. The installation of wiremesh will take 2 months approximately after the request has been accepted.

BUDGET FOR MANAGEMENT AND MAINTENANCE COST

As on 10 December 2015

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	1.24
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 to ensure water supply, 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 mobile) shared on proportionately basis	0.30
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.36
Total Charges		1.90

NOTE:

- ① 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.
- ② Service tax is not included with the above cost.
- ③ Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- ④ 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.