

| Area & Type | Super Built up Area | | Built Up Area | | Rate/sq ft of Super Built up area | Rate/sq ft of Super Built up area | Rate/sq ft of Super Built up area | Rate/Unit for amenities | Basic Cost | Basic Cost | Basic Cost |
|---|---------------------|--------|---------------|--------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------|------------|------------|------------|
| | sq ft | sq mt | sq ft | sq mt | Phase I | Phase II | Phase III | All Phases | Phase I | Phase II | Phase III |
| Tulip (3 BHK + 3 Toilets + Staff) | | | | | | | | | | | |
| 1st to 4th Floor | 1855 | 172.33 | 1484 | 137.90 | 2940 | 2,930 | N/A | 2,00,000 | 56,53,700 | 56,35,150 | N/A |
| 5th to 9th Floor | 1855 | 172.33 | 1484 | 137.90 | 2880 | 2,870 | | 2,00,000 | 55,42,400 | 55,23,850 | |
| 10th to 12th Floor | 1855 | 172.33 | 1484 | 137.90 | 2800 | 2,790 | | 2,00,000 | 53,94,000 | 53,75,450 | |
| Lavender (3 BHK + 2 Toilets) | | | | | | | | | | | |
| 1st to 4th Floor | 1490 | 138.42 | 1191 | 110.65 | 2940 | 2,930 | 2,980 | 2,00,000 | 45,80,600 | 45,65,700 | 46,40,200 |
| 5th to 9th Floor | 1490 | 138.42 | 1191 | 110.65 | 2880 | 2,870 | 2,920 | 2,00,000 | 44,91,200 | 44,76,300 | 45,50,800 |
| 10th to 12th Floor | 1490 | 138.42 | 1191 | 110.65 | 2800 | 2,790 | 2,840 | 2,00,000 | 43,72,000 | 43,57,100 | 44,31,600 |
| Magnolia (2 BHK + 2 Toilets + Utility) | | | | | | | | | | | |
| 1st to 4th Floor | 1175 | 109.16 | 940 | 87.33 | 2940 | 2,930 | 2,980 | 2,00,000 | 36,54,500 | 36,42,750 | 37,01,500 |
| 5th to 9th Floor | 1175 | 109.16 | 940 | 87.33 | 2880 | 2,870 | 2,920 | 2,00,000 | 35,84,000 | 35,72,250 | 36,31,000 |
| 10th to 12th Floor | 1175 | 109.16 | 940 | 87.33 | 2800 | 2,790 | 2,840 | 2,00,000 | 34,90,000 | 34,78,250 | 35,37,000 |

Preferential Location Charges :-

Type A - 11 % of Basic Cost
Type B - 5 % of Basic Cost
Type C - 2% of Basic cost
Type D - 2.5% of Basic cost

Parking Upgradation Charges :-

Extra Large - Rs. 1,50,000
Covered - Rs. 75,000

- 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 Ltd Escrow A/C".
- 3 Service tax and /or any other tax would be payable over and above
- 4 Interest Free Maintenance Security @ Rs 25/- sq ft and upfront maintenance of 12-18 months would be charged in advance.
These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP" payable at Jaipur/ Delhi one month before possession.
- 5 Above mentioned prices are subject to change without notice.

SCHEDULE OF PAYMENTS

| Construction Link Plan (CLP) | | Early Payment Benefit Plan (EPBP):- Benefit @ 2% for Phase-I & 5% for Phase II & 6% for Phase III on Basic Cost | |
|---------------------------------------|-----|--|-----|
| a. At the time of Booking | 10% | a. At the time of Booking | 10% |
| b. Within 30 days from Booking | 10% | b. Within 30 days from Booking | 10% |
| c. On Commencement of Construction | 10% | c. On Completion of foundation | 40% |
| d. On Laying of First Floor Roof | 10% | d. On Laying of Second Floor Roof | 10% |
| e. On Laying of Fifth Floor Roof | 10% | e. On Laying of Sixth Floor Roof | 10% |
| f. On Laying of Eighth Floor Roof | 10% | f. On Laying of Ninth Floor Roof | 10% |
| g. On Laying of Twelfth Floor Roof | 10% | g. On Laying of Twelfth Floor Roof | 5% |
| h. On Completion of Internal Plaster | 10% | h. One Month before possession | 5% |
| i. On Completion of External Plaster | 10% | | |
| j. On completion of external painting | 5% | | |
| k. One Month before possession | 5% | | |

① Likely date of possession :-

- a. For Phase-1 is Possession started
- b. For Phase-2 is July- 2017
- c. For Phase-3 is April 2018

Note : Every phase will take 3-4 months of time for handing over of all units after the start of the possession.

② The buyer is to deposit 1% of cost of the unit towards TDS for units of Rs. 50 lacs and above. The amount is to be deposited @ 1% of demanded amount with each payment and TDS certificate is to be submitted by buyer to the builder.

③ Additional Stamp duty and Registration Charges would be payable as applicable.

④ 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.

⑤ Each buyer shall proportionately contribute towards creation of water infrastructure upto the project. This would be on actual cost basis and currently estimated as Rs. 42/- per sq. ft. on Super built- up area. The contribution per unit shall be contributed at the time of possession or incurred whichever is earlier. Additional contribution per unit may be collected/ refunded as per actual cost incurred.

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 | Rs. 24,863/- |
| 2BHK + Corner | Rs. 27,073/- |
| 3BHK | Rs. 26,520/- |
| 3BHK + Corner | Rs. 28,730/- |

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

Note B. The installation of wiremesh will take 3 months approximately after the request has been accepted.

⑦ 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.

Note C. Built - up Area = Super Built - up Area - 20%.

Note D. 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.

Note E. 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.

BUDGET FOR MANAGEMENT AND MAINTENANCE COST

As on 24th Jan 17

| Activity | Details | Cost/ sq. ft./ month (in Rs.) |
|---|---|-------------------------------|
| Security | 24 Hours security, along with manning 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 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 | 0.32 |
| Capital Charges | Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings. | 0.37 |
| Total Charges | | 2.12 |

NOTE:

- ① 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 area of Apartment + Service taxes and any other levies as applicable from time to time shall be payable extra.
- ② Service tax or any other tax would be payable over and above.
- 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.