

Total Price as on 30th December 2017 [Phase-I, II and III]

All Price are in (Lacs)

Type of Unit	Unit Price				
	Phase - I				
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (@)	PL- 5
Tulip (3 BHK + 3T + Staff)					
1st to 4th Floor	65.8 SOLD	63.00 SOLD	59.36	NA	56.50
5th to 9th Floor	64.5 SOLD	61.80 SOLD	58.50 SOLD	NA	55.42 SOLD
10th to 12th Floor	62.8 SOLD	60.10 SOLD	56.64	NA	54.20 SOLD
Lavender (3BHK + 2T)					
1st to 4th Floor	NA	51.10 SOLD	48.10	NA	45.81
5th to 9th Floor	NA	50.10 SOLD	47.16	NA	45.20 SOLD
10th to 12th Floor	NA	48.80 SOLD	45.91	NA	43.72
Magnolia (2 BHK + 2T + Utility)					
1st to 4th Floor	NA	40.80 SOLD	NA	NA	36.80 SOLD
5th to 9th Floor	NA	40.00 SOLD	NA	NA	36.10 SOLD
10th to 12th Floor	NA	39.00 SOLD	NA	NA	35.20 SOLD
Type of Unit	Phase - II				
Tulip (3 BHK + 3T + Staff)					
1st to 4th Floor	NA	62.80 SOLD	59.40 SOLD	NA	56.35
5th to 9th Floor	NA	61.60 SOLD	58.30 SOLD	NA	55.26
10th to 12th Floor	NA	59.90 SOLD	56.70 SOLD	NA	53.75
Lavender (3BHK + 2T)					
1st to 4th Floor	NA	50.68	NA	46.57	45.66
5th to 9th Floor	NA	49.69	NA	45.66	44.76
10th to 12th Floor	NA	48.36	NA	44.44	43.57
Magnolia (2 BHK + 2T + Utility)					
1st to 4th Floor	42.26	40.73 SOLD	38.25	37.16	36.43
5th to 9th Floor	41.44	39.90 SOLD	37.51	36.44	36.00 SOLD
10th to 12th Floor	40.35	38.61	36.52	35.48	35.08 SOLD
Type of Unit	Phase - III				
Lavender (3BHK + 2T)					
1st to 4th Floor	NA	51.80 SOLD	48.72	NA	46.40
5th to 9th Floor	NA	50.80 SOLD	47.78	NA	45.51
10th to 12th Floor	NA	49.40 SOLD	46.53	NA	44.32
Magnolia (2 BHK + 2T + Utility)					
1st to 4th Floor	NA	41.30 SOLD	NA	NA	37.02
5th to 9th Floor	NA	40.60 SOLD	NA	NA	36.60 SOLD
10th to 12th Floor	NA	39.26	NA	NA	35.37

Additional Charges

Type	Interest Free Maint. Security	Documentation Charges (with in 20 days from possession)	Wiremesh (Optional)	Water infrastructure Charges
Tulip (3 BHK + 3T + Staff)	46375	7000	26000	77910
Lavender (3BHK + 2T)	37250	7000	26000	62580
Magnolia (2 BHK + 2T + Utility)	29375	7000	21000	49350

Note: * For wiremesh Rs. 3000/- extra of corner units.

: Charges for Additional Parking: Stilt Extra Large: Rs. 2.50 Lacs and Stilt Single: 1.50 Lacs

: 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
Tulip (3 BHK + 3T + Staff)	1855 sq ft (172.33 sq m)	1264 sq ft (117.39 sq m)	138 sq ft (12.81 sq m)
Lavender (3BHK + 2T)	1490 sq ft (138.42 sq m)	1003 sq ft (93.20 sq m)	111 sq ft (10.35 sq m)
Magnolia (2 BHK + 2T + Utility)	1175 sq ft (109.16 sq m)	815 sq ft (75.70 sq m)	65 sq ft (6.06 sq m)

Schedule of Payments

Early Payment Benefit Plan (EPBP)

Benefit @ 2% for Ph - II

Benefit @ 5% for Ph - III

a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On completion of foundation	40%
d. On laying of second floor roof	10%
e. On laying of sixth floor roof	10%
f. On laying of ninth floor roof	10%
g. On laying of twelfth floor roof	5%
h. Within 20 days from the date of offer of possession	5%

Schedule of Construction of Project

Phase-I & II possession started

S. No.	Stage of Phase III	Expected Completion Date
1.	Completion of Structure of the Building	Completed
2.	Completion of Internal building work and development work	January 2018
3.	Obtaining Completion Certificate	April 2018
4.	Grace period of six months	October 2018
5.	Finishing and Start of Handover	October 2018

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 Escrow A/c' for Ph-I & II and 'Ashiana Umang Ph3 UO AHL Master Coll A/C'** for phase - III.
- 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 booking officer at the time of booking.
- 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 27th Nov 2017

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.	0.40
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.37
Total Charges		2.20 + 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 months (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'.

RERA Reg. No. RAJ/P/2017/022

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