

Price as on 30th January' 2023 (Phase I)

Type of Unit	Villa Price			
Villa Number	Super Area	Carpet Area	Terrace Area	Price
Cottage 1	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 2	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 3	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 4	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 5	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	15,718,500
Cottage 6	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	15,718,500
Cottage 7	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 8	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 9	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 10	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 11	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 12	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 13	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 14	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 15	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	15,718,500
Cottage 16	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	15,718,500
Cottage 17	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 18	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 19	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 20	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 21	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	15,718,500
Cottage 22	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	15,718,500
Cottage 23	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 24	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 25	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 26	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 27	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 28	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 29	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 30	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,818,795
Cottage 31	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	17,290,350
Cottage 32	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 33	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 34	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 35	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 36	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425
Cottage 37	2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)	16,504,425

Stamp duty and registration charges would be payable as applicable & GST is over and above of mentioned prices/charges.

Type	Upfront Maintenance Charges	Reducing Interest Free Management Deposit	Documentation Charges	Food Coupen Charges
Cottage	118263	274450	7000	6000

RERA Reg. No. For Ph-1 RAJ/P/2022/2012

Price as on 30th January' 2023 (Phase I)

Type of Unit	Unit Price			
	PL-1 (%)	PL-2 (#)	PL-3 (*)	PL-4
Lavender (3 BHK + 3T) 1716 sqft- L1				
1st to 4rd Floor	88.80			
5th to 9th Floor	86.83			
10th to 12th Floor	84.86			
Lavender (3 BHK + 2T) 1575 sqft- L2				
1st to 4rd Floor			74.42	
5th to 9th Floor			72.77	
10th to 12th Floor			71.11	
Magnolia (2 BHK + 2T) 1302 sqft- M1				
1st to 4rd Floor		64.45		58.59
5th to 9th Floor		63.02		57.29
10th to 12th Floor		61.58		55.99
Magnolia (2 BHK + 2T) 1288 sqft- M2				
1st to 4rd Floor	68.14			
5th to 9th Floor	66.65			
10th to 12th Floor	65.17			
Magnolia (2 BHK + 2T) 1262 sqft- M3				
1st Floor		63.86		58.05
Vrinda (1 BHK + 2T) 896 sqft- V1				
1st to 4rd Floor		44.35		
5th to 9th Floor		43.37		
10th to 12th Floor		42.38		
Vrinda (1 BHK + 2T) 885 sqft- V2				
1st Floor		43.81		

Some Units Have Terrace in Ph 1

Additional Charges (Payable within 30 days from offer of possession)

Type	Reducing Interest Free Management Deposit	Documentation Charges	Food Coupon Charges
Lavender (3 BHK + 3T) 1716 sqft- L1	188760	7000	6000
Lavender (3 BHK + 2T) 1575 sqft- L2	173250	7000	6000
Magnolia (2 BHK + 2T) 1302 sqft- M1	143220	7000	6000
Magnolia (2 BHK + 2T) 1288 sqft- M2	141680	7000	6000
Magnolia (2 BHK + 2T) 1262 sqft- M3	138820	7000	6000
Vrinda (1 BHK + 2T) 896 sqft- V1	95260	7000	6000
Vrinda (1 BHK + 2T) 885 sqft- V2	97350	7000	6000

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 (3 BHK + 3T) 1716 sqft- L1	1716 sq ft [159.42] sq m	1163 sq ft [108.03] sq m	144 sq ft [13.36] sq m
Lavender (3 BHK + 2T) 1575 sqft- L2	1575 sq ft [146.32] sq m	1056 sq ft [98.06] sq m	137 sq ft [12.77] sq m
Magnolia (2 BHK + 2T) 1302 sqft- M1	1302 sq ft [120.96] sq m	861 sq ft [79.98] sq m	125 sq ft [11.61] sq m
Magnolia (2 BHK + 2T) 1288 sqft- M2	1262 sq ft [117.24] sq m	861 sq ft [79.98] sq m	98 sq ft [9.10] sq m
Magnolia (2 BHK + 2T) 1262 sqft- M3	1288 sq ft [119.66] sq m	841 sq ft [78.15] sq m	132 sq ft [12.27] sq m
Vrinda (1 BHK + 2T) 896 sqft- V1	896 sq ft [83.24] sq m	563 sq ft [52.31] sq m	111 sq ft [10.28] sq m
Vrinda (1 BHK + 2T) 885 sqft- V2	885 sq ft [82.22] sq m	563 sq ft [52.31] sq m	103 sq ft [9.55] sq m

Terrace details (Block 1 and Block 2)

Unit No	Size	Terrace Cost in Lacs
L3-108	686 sq ft	15.78
M5-107	368 sq ft	8.46
L4-102	222 sq ft	5.11
M3-104, M3-106	218 sq ft	5.01
M4-211, M4-411, M4-611, M4-811, M4-1011, M4-1211, M4-213, M4-413, M4-613, M4-813, M4-1013, M4-1213	107 sq ft	2.46

Schedule of Payments

Flexy Payment Plan with benefit	Villas @ 5%	Flats @3%
a. At the time of booking	10%	10%
b. In 30 days from booking	10%	10%
c. In 90 days from booking	10%	20%
d. In 120 days from booking	20%	N.A
e. On Completion of Super Structure	N.A	30%
f. In 210 days from booking	20%	N.A
g. In 270 days from booking	10%	N.A
h. On Application of CC	10%	20%
i. Within 30 days from the date of offer of possession	10%	10%

Down Payment (DP) Benefit @ 7%	
a. At the time of booking	10%
b. Within 60 days from booking	85%
c. Within 30 days from the date of offer of possession	5%

Construction Linked Plan (CLP)	Flats
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On laying of Second floor roof	10%
d. On laying of Fifth floor roof	10%
e. On laying of Eighth floor roof	10%
f. On laying of Twelfth floor roof	10%
g. On completion of internal plaster	10%
h. On completion of external plaster	10%
i. On completion of internal painting	10%
j. Within 30 days from the date of offer of possession	10%

Time Linked Plan (TLP) for Ph-1	Villas
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. Amount payable by 20th Mar 23	10%
d. Amount payable by 20th June 23	10%
e. Amount payable by 20th Aug 23	10%
f. Amount payable by 20th Nov 23	10%
g. Amount payable by 20th Jan 24	10%
h. Amount payable by 20th Mar 24	10%
i. On Application of CC	10%
j. Within 30 days from the date of offer of possession	10%

Schedule of Construction of Project

S. No.	Stage of Phase	Expected Completion Date Phase -I
1.	Completion of Structure of the Building	February, 2024
2.	Completion of Internal building work and development work	August, 2025
3.	Obtaining Completion Certificate	October, 2025
4.	Grace period of six months	April, 2026
5.	Commencement of Handingover	April, 2026

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.

PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of "ASHIANA ADVIK PH1 UO AHL MASTER COLL A/C - 59230000000044"
- 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.
- Reducing Interest Free Management Deposit @ 110/- sq ft on super area valid for 15 years would be payable within 30 days from the date of offer of possession in favour of '**ASHIANA Maintenance Services LLP**'.
- Every unit will be charged Rs. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
- For wiremesh requirement please inform to booking officer during booking time.
- GST is Over and above mentioned prices are subject to change without notice.
- 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 earmark with more than one parking.
- All building plans, layout Specifications etc. are tentative and Subject to variation and modification as decided by the Promoter or competent authority sanctioning such plans.
- The Promoter represents that the vehicular access to the 6-meter-wide road alongside which different types of villas are planned (hereinafter referred to as Central Spine Road) which forms current entry point, is a temporary arrangement for the convenience of the residents of Ashiana Advik Phase I. Once future phases of Ashiana Advik becomes operational the said entry shall be closed and vehicular access shall be allowed using 7 meter wide internal club road which is as per the official sanction plan.

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.

Bank Account details of Ashiana Advik Phase 1

Account Number - 59230000000044
ASHIANA ADVIK PH1 UO AHL MASTER COLL A/C
HDFC Bank Ltd
E-6, Masjid Moth, GK 2
Pin - 110048
IFSC - HDFC0000027

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 1st June '2022

Activity	Details	Cost / sq ft on Super Area/ Month (in Rs.)
Maintenance	* 24 hours security and concierge services for each tower. * CCTV coverage of appropriate areas. * Landscape maintenance, where we will take care of the health of the lawns, greenery and all trees and flowers in the complex. * Operators for the whole complex for water supply, power back up and working of sewerage treatment plant. * On call electrician, plumbers services, helpers, carpenter & mason for the maintenance of the complex common areas and certain internal repairs. * Upkeep of various central facilities like pool, gym, activity pool, gym, activity centre, facilities like centre, AMC of capital equipment etc.	2.65
Wellness Management	Wellness expert, activity executive, social worker, gym trainer etc for various activities and wellness of the residents.	
Emergency Response System	Help desk centrally monitored to give emergency services.	
Concierge Services	Men/Women in full uniform assisting residents on all services within the complex, surroundings, and the city. They also help manage visitors and coordinate services from third-party service providers.	
Transportation	Transportation facility within the project and scheduled transportation for local shopping and Gurgaon.	
Administration cost	Apart from the maintenance as mentioned above, the admin team also would be responsible for the management of 'Pay by Use Services' like dining, ambulance services, care homes etc.	
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.	0.71
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.59
Total Charges		3.95 + 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.
- Every unit will be charged Rs. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
- Services will be provided by 'Ashiana Maintenance Services LLP'.

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