ashiana amantran
A joint project with Pearl SPYTECH

Total Price as on 1st May 2023 [Phase-I, II & III]

All Price are in (Lacs)

Type of Unit	PL-1 (%)	PL- 2 (#)	PL- 3 (Blank)
	Unit Price (Phase III)		
Iris (4 BHK + 4 Bathrooms)			
1st and 2nd Floor	150.37	139.59	N.A
3rd to 14th Floor	153.17	142.19	N.A
Tulip (3 BHK + Study + 3 Bathrooms + Powder room)			
1st and 2nd Floor	107.26	100.34	N.A
3rd to 14th Floor	109.41	102.35	N.A
Lavender (3 BHK + 3 Bathrooms)			
1st and 2nd Floor	92.85	87.58	84.42
3rd to 14th Floor	94.76	89.42	85.92
Magnolia (2 BHK +2 Bathrooms)	**Sold Out**		

	Unit Price (Phase I and II)		
Iris (4 BHK + 4 Bathrooms)	**Sold Out**		
Tulip (3 BHK + Study + 3 Bathrooms + Powder room)			
1st and 2nd Floor	Sold Out	Sold Out	89.22
3rd to 14th Floor	Sold Out	94.16	91.14
Lavender (3 BHK + 3 Bathrooms)			
1st and 2nd Floor	90.02	81.75	79.59
3rd to 14th Floor	91.93	Sold Out	81.30
Magnolia (2 BHK +2 Bathroom)	**Sold Out**		

Additional Charges

Type	Interest Free Maint. Security	Document. Charges (with in 30 days before possession)	Running Water Expenses for one year	Water infrastructure Charges
Iris (4 BHK + 4 Bathrooms)	**72300**	**7000**	**8400**	**101220**
Tulip (3 BHK + Study + 3 Bathrooms + Powder room)	**56100**	**7000**	**8400**	**78540**
Lavender (3 BHK + 3 Bathrooms)	**49950**	**7000**	**8400**	**69930**
Magnolia (2 BHK +2 Bathrooms)	**38700**	**7000**	**8400**	**54180**

* 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	CLSS Carpet Area	Balcony Area
Iris (4 BHK + 4 Bathrooms)	223.89 sq m (2410 sq ft)	151.68 sq m (1633 sq ft)	148.47 sq m (1598 sq ft)	14.69 sq m (158 sq ft)
Tulip (3 BHK + Study + 3 Bathrooms + Powder room)	173.73 sq m (1870 sq ft)	118.53 sq m (1276 sq ft)	114.51 sq m (1233 sq ft)	9.89 sq m (106 sq ft)
Lavender (3 BHK + 3 Bathrooms)	154.68 sq m (1665 sq ft)	104.96 sq m (1130 sq ft)	101.34 sq m (1091 sq ft)	9.17 sq m (99 sq ft)
Magnolia (2 BHK +2 Bathrooms)	119.84 sq m (1290 sq ft)	78.36 sq m (843 sq ft)	76.25 sq m (821 sq ft)	8.94 sq m (96.23 sq ft)

RERA Reg. No. of Ph I, Ph II and Ph III : RAJ/P/2020/1180, 1221 and RAJ/P/2021/1778.

Schedule of Payments

Construction Link Plan (CLP 1) Ph- III	
a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On laying of fifth floor roof	10%
d. On laying of eighth floor roof	10%
e. On laying of twelfth floor roof	10%
f. On laying of forteenth floor roof	10%
g. On completion of internal plaster	10%
h. On completion of external plaster	10%
i. On completion of external painting	10%
j. Within 30 days from the date of offer of possession	10%

Construction Link Plan 2 (CLP 2) Benefit @ 3% for Ph -I, II & 6% for Ph- III	
a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On laying of Second floor roof	30%
d. On laying of Sixth floor roof	20%
e. On laying of tenth floor roof	10%
f. On laying of forteenth floor roof	10%
i. Within 30 days from the date of offer of possession	10%

Schedule of Construction of Project

Stage	Expected Completion Date Phase I	Expected Completion Date Phase II	Expected Completion Date Phase III
Completion of Structure of the Building	May, 2022	April, 2022	August, 2023
Completion of Internal building work and development work	May, 2023	60.75	December, 2024
Obtaining Completion Certificate	August, 2023	62.25	February, 2025
Grace period of sixteen (16/17/6) months	December, 2024	June, 2025	August, 2025
Commencement of Handover	December, 2024	June, 2025	August, 2025

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 Ltd-Ashiana Amantran Ph-I Master Collection A/C '(Account No- 777705223301)** for Phase- I, **' Ashiana Housing Ltd-Ashiana Amantran Ph-II Master Collection A/C' (Account No - 777705223303)** for Phase II, and '**ASHIANA HOUSING LTD-Ashiana Amantran Ph-3 Master Collection A/C '(Account No-777705223307)** for Phase-3.

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 alottee.

- Interest Free Maintenance Security and Upfront Maintenance of 12 months (Approx)would be payable within 20 days from the date of offer of possession in favour of **'Ashiana Maintenance Services LLP.**

- Each buyer shall proportionately contribute towards creation of water infrastructure up to the project. This would be on actual cost basis and currently estimated as Rs. 42/- per sq. ft. 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. There are no given timelines from PHED for water infrastructure, and information will be shared as available.

- Pursuant to governement Notification No. 3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective GST rates for residential property in a Residential Real Estate Project are as under :

☜	135.55	1%
☜	138.35	5%

- 102.26
  104.41

MIS 97.35

- 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.

60.75 55

- The Podium parking facility would get ready along with the completion of the entire project. In the meantime, open earmarked parking would be provided temporarily. 57

- 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.

Premium Housing Jaipur

Total Price as on 01st Oct 2022 [Phase-I, II & III]

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 18th March' 2020

Activity	Details	Cost / sq ft on Super Area/Month (in `)
Security	24 Hours security, along with mantaining the entry.	1.86
Horticulture	135.55	
Sweeping/ refuse disposal	138.35	
Operation of STP, generator, water pump	Operators for the whole complex for power back up and working of Sewerage Treatment Plant.	
Repair & maintenance	102.26	
Administration cost	104.41	
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.	0.75
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.52
Total Charges		**3.13 + GST+ Running Water Charges &/or other taxes**
The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately, the cost may vary time to time. (Water Charegs for a period of 12 months (to be determined one month before possession) would be taken in advance).		Rs. 700 + GST monthly (Yearly Rs. 8,400 + GST) approx for occupied units
		Rs. 350 + GST monthly (Yearly Rs. 4,200 + GST) approx for Un occupied units

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 and Runnng maintenance charges for a period of 12 months Approx (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.
- The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis and is not included in our 12 months upfront charges.
- Services will be provided by **'Ashiana Maintenance Services LLP'.**

RERA Reg. No. of Ph I, Ph II and Ph III : RAJ/P/2020/1180, 1221 and RAJ/P/2021/1778.

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