

Total Price as on 12th Dec 2022 [Phase IV & V]

All Price are in (Lacs)

Phase - I, II & III Complete Sold Out				
Type of Unit	PL- 1 (@)	PL- 2 (#)	PL- 3 (*)	PL- 4
Phase - V				
Lavender - III (3BHK + 2T)				
1st - 3rd Floor	55.13	52.45	50.86	48.13
4th - 10th Floor	56.85	54.09	52.06	49.25
11th - 12th Floor	53.42	50.81	49.73	47.09
Magnolia -III (2 BHK+2T +Utility)				
1st - 3rd Floor	NA	42.95	NA	39.77
4th - 10th Floor	NA	43.97	NA	40.71
11th - 12th Floor	NA	42.06	NA	38.94
Phase - IV				
Lavender - III (3BHK + 2T)				
1st - 4th Floor	53.81	NA	49.45	NA
5th - 9th Floor	SOLD	NA	SOLD	NA
10th - 12th Floor	SOLD	NA	SOLD	NA
Magnolia -III (2 BHK +2T +Utility)				
1st - 4th Floor	NA	44.05	NA	41.14
5th - 9th Floor	NA	SOLD	NA	SOLD
10th - 12th Floor	NA	42.19	NA	SOLD

Additional Charges

Type	Interest Free Maint. Security (Approx.)	Documentation Charges	Wiremesh (Optional)	Water Infrastructure Charges
Lavender - III (3BHK + 2T)	29800	7000	22000	62580
Magnolia - III (2 BHK +2T + Utility)	23600	7000	18600	49560

Note: * For wiremesh Rs. 2500/- extra of corner units.

: 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 - III (3BHK + 2T)	1490 sq ft (138.42 sq m)	1002 sq ft (93.07 sq m)	116 sq ft (10.82 sq m)
Magnolia - III (2 BHK +2T + Utility)	1180 sq ft (109.62 sq m)	788 sq ft (73.20 sq m)	66 sq ft (6.17 sq m)

Payment Plans

Construction Linked Plan 2 (CLP 2) Benefit @ 3% for Ph - IV & @ 6% for Ph - V

a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On completion of foundation	20%
d. On Completion of Second floor roof	20%
e. On Completion of Fourth floor roof	10%
f. On Completion of Sixth floor roof	10%
g. On Completion of Ninth floor roof	5%
h. On Completion of Twelfth floor roof	5%
i. Within 30 days from the date of offer of possession	10%

Construction Linked Plan 1 (CLP 1) for Ph-IV & V

a. At the time of booking	10%
b. Within 45 days from booking	10%
c. On commencement of construction	10%
d. On laying of First floor roof	10%
e. On laying of Fifth floor roof	10%
f. On laying of Eighth floor roof	10%
g. On laying of Twelfth floor roof	10%
h. On completion of internal plaster	10%
i. On completion of external plaster	10%
j. On completion of external painting	8%
k. Within 30 days from the date of offer of possession	2%

Phase-I ,II & III are ready for Possession

S. No.	Stage wise time schedule of completion	Expected Completion Date of Ph IV	Expected Completion Date of Ph V
1.	Completion of Structure of the Building	September, 2022	July, 2024
2.	Completion of Internal building work and development work	March, 2024	December, 2025
3.	Obtaining Completion Certificate	April, 2024	Feb, 2026
4.	Grace period of Six months	October, 2024	July, 2026
5.	Commencement of Handingover	October, 2024	July, 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.

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 DWARKA PH4 UO AHL MASTER COLL AC**” for Phase-IV and “**ASHIANA DWARKA PH5 UO AHL MASTER COL AC**” for Phase V.
- 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**'.
- 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.
- For wiremesh requirement please inform to booking officer during booking time.
- GST is over and above of mentioned prices and 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 earmark 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 1st April 2022

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)	Cost / sq ft on Super Area/Month (in Rs.)
		Ph-I	Ph-II, III, IV & V
Security	24 Hours security, along with maintaining the entry.	1.46	1.69
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.	0.45	0.45
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.26	0.38
Total Charges		2.17 + GST &/or other taxes (if applicable)	2.52 + GST &/or other taxes (if applicable)
The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis, the cost may vary time to time.		Rs. 600 + GST monthly (Yearly Rs. 7,200 + GST) approx for occupied units	
		Rs. 300 + GST monthly (Yearly Rs. 3,600 + 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 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.
- 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 upfromt charges.
- Services will be provided by 'Ashiana Maintenance Services LLP'.