

Price as on 17th January 2023 (Phase I)

Flat No	Usable Area (Sq.ft)	Agreement Cost	Stamp Duty	(Amt in Lacs)		
				Registration Cost	GST 5%	Total Cost
Lavender 1 (3 BHK + 2T) & Magnolia 3 (2 BHK + 2T)						
1st Floor						
L1-127,L1-129,L1-135	1045	78.62	4.72	0.30	3.93	87.57
M3-137	970	72.31	4.34	0.30	3.62	80.56
2nd Floor						
L1-227, L1-229, L1-235 ,L1-237	1045	82.85	4.97	0.30	4.14	92.26
3rd and 6th Floor						
L1-327,L1-329,L1-335,L1-337	1045	83.56	5.01	0.30	4.18	93.05
L1-427,L1-429,L1-435,L1-437						
L1-527,L1-529,L1-535,L1-537						
L1-627,L1-629,L1-635,L1-637						
7th to 10 Floor						
L1-727,L1-729,L1-735,L1-737	1045	84.26	5.06	0.30	4.21	93.83
L1-827,L1-829,L1-835,L1-837						
L1-927,L1-929,L1-935,L1-937						
L1-1027,L1-1029,L1-1035,L1-1037						
11th to 14th Floor						
L1-1127,L1-1129,L1-1135,L1-1137	1045	84.97	5.10	0.30	4.25	94.61
L1-1227,L1-1229,L1-1235,L1-1237						
L1-1327,L1-1329,L1-1335,L1-1337						
L1-1427,L1-1429,L1-1435,L1-1437						
Magnolia 1 (2 BHK + 2T+ WFH)						
1st Floor with Terrace						
M1-125, M1-131, M1-133, M1-139	856	73.67	4.42	0.30	3.68	82.07
M1-126, M1-132, M1-134, M1-140	856	70.21	4.21	0.30	3.51	78.23
2nd Floor						
M1-225, M1-231, M1-233, M1-239	856	67.93	4.08	0.30	3.40	75.70
M1-226, M1-232, M1-234, M1-240	856	64.46	3.87	0.30	3.22	71.85
3rd to 6th Floor						
M1-325, M1-331, M1-333, M1-339	856	68.50	4.11	0.30	3.43	76.34
M1-425, M1-431, M1-433, M1-439						
M1-525, M1-531, M1-533, M1-539						
M1-625, M1-631, M1-633, M1-639						
M1-326, M1-332, M1-334, M1-340	856	65.04	3.90	0.30	3.25	72.49
M1-426, M1-432, M1-434, M1-440						
M1-526, M1-532, M1-534, M1-540						
M1-626, M1-632, M1-634, M1-640						

Magnolia 1 (2 BHK + 2T)						
7th to 10th Floor						
M1-725, M1-731, M1-733, M1-739	856	69.08	4.14	0.30	3.45	76.98
M1-825, M1-831, M1-833, M1-839						
M1-925, M1-931, M1-933, M1-939						
M1-1025, M1-1031, M1-1033, M1-1039						
M1-726, M1-732, M1-734, M1-740	856	65.61	3.94	0.30	3.28	73.13
M1-826, M1-832, M1-834, M1-840						
M1-926, M1-932, M1-934, M1-940						
M1-1026, M1-1032, M1-1034, M1-1040						
11th to 14th Floor						
M1-1125, M1-1131, M1-1133, M1-1139	856	69.66	4.18	0.30	3.48	77.62
M1-1225, M1-1231, M1-1233, M1-1239						
M1-1325, M1-1331, M1-1333, M1-1339						
M1-1425, M1-1431, M1-1433, M1-1439						
M1-1126, M1-1132, M1-1134, M1-1140	856	66.19	3.97	0.30	3.31	73.77
M1-1226, M1-1232, M1-1234, M1-1240						
M1-1326, M1-1332, M1-1334, M1-1340						
M1-1426, M1-1432, M1-1434, M1-1440						
Magnolia 2 (2BHK + 2T)						
1st & 2nd Floor						
M2-128,M2-130,M2-136,M2-138	733	54.69	3.28	0.30	2.73	61.00
M2-228,M2-230,M2-236,M2-238						
3rd to 6th Floor						
M2-328,M2-330,M2-336,M2-338	733	55.37	3.32	0.30	2.77	61.76
M2-428,M2-430,M2-436,M2-438						
M2-528,M2-530,M2-536,M2-538						
M2-628,M2-630,M2-636,M2-638						
7th,9th & 10th Floor						
M2-728,M2-730,M2-736,M2-738	733	55.86	3.35	0.30	2.79	62.31
M2-928,M2-930,M2-936,M2-938						
M2-1028,M2-1030,M2-1036,M2-1038						
11th to 14th Floor						
M2-1128,M2-1130,M2-1136,M2-1138	733	56.36	3.38	0.30	2.82	62.86
M2-1228,M2-1230,M2-1236,M2-1238						
M2-1428,M2-1430,M2-1436,M2-1438						
Lavender 2 (3 BHK + 3T)						
L2-828,L2-836	1177	89.39	5.36	0.30	4.47	99.52
L2-1328,L2-1336	1177	90.18	5.41	0.30	4.51	100.40
Area applicable unit wise						
Type	Carpet Area	Balcony Area	Usable Area (Carpet + Balcony)	Parking		
Lavender 2 (3BHK + 3T)	1122 sq ft (104 sq.mt)	55 sq ft (5.11 sq.mt)	1178 sq ft (109.44 sq.mt)	Covered		
Lavender 1 (3BHK + 2T)	948 sq ft (88.07 sq.mt)	97 sq ft (9.01 sq.mt)	1045 sq ft (97.08 sq.mt)	Covered/Open		
Magnolia 3 (2BHK + 2T)	856 sq ft (79.52 sq. mt)	114 sq ft (10.59 sq.mt)	970 sq ft (90.16 sq.mt)	Open		
Magnolia 1 (2 BHK + 2T)	751 sq ft (69.78 sq.mt)	105 sq.ft (9.75 sq.mt)	856 sq ft (79.52 sq.mt)	Open		
Magnolia 2 (2 BHK + 2T)	645 sq ft (59.92 sq.mt)	88 sq ft (8.17 sq.mt)	733 sq ft (68.09 sq.mt)	Open		
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Schedule of Payments

CLP PLAN		
S.No	Milestone	Demand
a	At the time of booking	10% Of Total Cost
b	30 days from booking (Subject to registration of agreement)	10% Of Total Cost
c	On Excavation	10% Of Total Cost
d	On Roof Casting of Ground floor	10% Of Total Cost
e	On Roof Casting of 5th floor	10% Of Total Cost
f	On Roof Casting of 10th floor	10% Of Total Cost
g	On Roof Casting of 14th floor	10% Of Total Cost
h	On Completion of flat flooring	10% Of Total Cost
i	On application of OC	10% Of Total Cost
j	30 days from offer of possession	10% Of Total Cost + IOP Charges

Schedule of Construction of Tower 4 &5 of the said project

S. No.	Stage of Phase	Expected Completion Date Phase -I
1.	Completion of Structure of the Building	October 2023
2.	Completion of Internal building work and development work	August-25
3.	Obtaining Completion Certificate	October-25
4.	Grace period of Six months	April-26
5.	Commencement of Handingover	April-26

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 45 days time for all units to get handed over after the receipt of completion certificate. The club which form the part of the set project will be developer by october 2026

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.



PAYMENT RELATED INFORMATION

- All Principal amount cheques/drafts to be made in favour of "Ashiana Malhar PH1 UO AHL Master collection AC".
- All GST amount cheques/drafts to be made in favour of "Ashiana Malhar GST A/C U/O AHL".
- 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 (Approx) would be payable within 20 days from the date of offer of possession in favour of 'Ashiana Maintenance Services LLP.
- Pursuant to government 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 :

☞	Affordable Residential Apartments (i.e. Residential Flat having value upto Rs. 45 lakhs <u>and</u> carpet area upto 90 sqm in non-metro cities/towns)	1%
☞	Residential Apartments other than Affordable Residential Apartments	5%

- All units will be 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 . the allottee who is earmarked covered parking spaces will not be earmarked open parking spaces and allottee agreee not to claim any right / title or interest over the open parking spaces

The Promoter represents that it has facilitated the provision for charging of the "Electric vehicle" in the parking space earmarked for the unit. As clarified by the Promoter further the associated ancillary cost of creating the requisite infrastructure which includes buying/fixing/installation of charging ports and electric-meter, cost of electricity consumed, electric-charger etc. for charging the vehicle shall be borne by the Allottee(s) only. It is further clarified that there is a fixed amount of electricity load which is approved for the whole project, however in case the demand for electricity exceeds the load capacity then, in all such cases the additional cost for increasing the load shall be borne by all the allottees collectively.

- 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.
- Above mentioned prices are subject to change without notice.

Below IOP CHARGES except Documentation Charges are charged on 'Area basis' which includes proportionate usable area.

Type	IFMS	Documentation Charges
Lavender 1 (3BHK)	35275	15000 + GST
Magnolia 1 (2 BHK)	28900	15000 + GST
Magnolia 2 (2 BHK)	24750	15000 + GST
Lavender 2 (3BHK)	39750	15000 + GST
Magnolia 3 (2BHK)	32750	15000 + GST

Estimated as on 26th Aug' 2022

BUDGET FOR MONTHLY MAINTENANCE COST	
Activity	Details
Security	24 Hours security, along with maintaining the entry.
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.
Capital Charges	Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.

Type	Total Usable Area	Monthly Maintenance Charges
Lavender 2 (3BHK + 3T)	1178 sq ft (109.44 sq.mt)	5676 + 18% GST
Lavender 1 (3BHK + 2T)	1045 sq ft (97.08 sq.mt)	5037 + 18% GST
Magnolia 3 (2BHK +2T)	970 sq ft (90.16 sq.mt)	4677 + 18% GST
Magnolia 1 (2 BHK + 2T)	856 sq ft (79.52 sq.mt)	4127 + 18% GST
Magnolia 2 (2 BHK + 2T)	733 sq ft (68.09 sq.mt)	3534 + 18% GST

NOTE:

The promoter has made appropriate arrangements for "Water Supply" in the project. The promoter represents that it has obtained approval from the Central Ground Water Authority for extraction and sourcing of water for domestic use for Whole Project as well as from Water Resource Department, Pune, Maharashtra from the nearby river. With time necessary infrastructure for sourcing of water from the river shall be created including a water treatment plant. However, till the time infrastructure for extracting water from river is completed, the water in the Whole project will be provided through extraction of ground water and if required, depending on the demand as raised through Condominium/ Society subject to permissible limit, through other available sources including procurement of water from water tanker agencies. That in case if the water is sourced through tube-well, through river or through tankers, or either of the two sources, all the allottees will be required to contribute a monthly sum towards water charges based on actual. That these water charges together with recurring infrastructure cost shall be payable as part of the maintenance charges.

The above working of cost is as per our estimates as above dated and will vary in cost and scope of work at the time 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 usable 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'.