

Prices as on 28-Oct-2019 [Phase-I, II, III and IIIA]

All Price are in Rs (Lacs)

Type of Unit	Unit Price				
	PL-1 (%)	PL- 2 (@)	PL- 3 (*)	PL- 4 (+)	PL- 5
Tulip (3BHK + 3T + Utility)					
1st to 4th Floor	NA	58.44	55.78	54.45	NA
5th to 8th Floor	NA	57.54	54.92	53.61	NA
9th to 11th Floor	NA	56.63	54.06	52.77	NA
12th to 14th Floor	NA	55.37	52.85	51.60	NA
Lavender (3 BHK +2T)					
1st to 4th Floor	54.40	51.70	49.37	NA	47.04
5th to 8th Floor	53.60	50.91	48.62	NA	46.32
9th to 11th Floor	52.80	50.13	47.87	NA	45.61
12th to 14th Floor	51.68	49.03	46.82	NA	44.61
Lavender II (3BHK + 2T)					
1st to 4th Floor	NA	47.96 SOLD	45.80 SOLD	NA	43.89 SOLD
5th to 8th Floor	NA	47.24 SOLD	45.11 SOLD	NA	43.23 SOLD
9th to 11th Floor	NA	46.51 SOLD	44.41 SOLD	NA	42.57 SOLD
12th to 14th Floor	NA	45.49	43.44 SOLD	NA	41.64 SOLD
Magnolia (2 BHK + 2T + Utility)					
1st to 4th Floor	44.80 SOLD	42.49	40.57	39.61 SOLD	38.80 SOLD
5th to 8th Floor	44.12 SOLD	41.85 SOLD	39.96 SOLD	39.01 SOLD	38.20 SOLD
9th to 11th Floor	43.45 SOLD	41.20	39.35 SOLD	38.42 SOLD	37.60 SOLD
12th to 14th Floor	42.45 SOLD	40.31	38.49	37.58	36.87

Additional Charges

Type	Interest Free Maint. Security	Documentation Charges <small>(within 30 days of possession)</small>	Wiremesh (Optional)
Tulip (3BHK + 3T + Utility)	41000	7000	23000
Lavender (3 BHK +2T)	35750	7000	20500
Lavender II (3BHK + 2T)	33000	7000	23000
Magnolia (2 BHK + 2T + Utility)	29125	7000	17000

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
Tulip (3BHK + 3T + Utility)	1640 sq ft (152.36 sq m)	1128 sq ft (104.79 sq m)	138 sq ft (12.77 sq m)
Lavender (3 BHK +2T)	1430 sq ft (132.85 sq m)	990 sq ft (92.01 sq m)	98 sq ft (9.13 sq m)
Lavender II (3BHK + 2T)	1320 sq ft (122.63 sq m)	932 sq ft (86.62 sq m)	63 sq ft (5.90 sq m)
Magnolia (2 BHK + 2T + Utility)	1165 sq ft (108.23 sq m)	829 sq ft (77.00 sq m)	55 sq ft (5.13 sq m)

Parking Upgradation:- Covered - Rs. 75,000/- * Extra Large - Rs. 1,50,000/-
(If Available)

Schedule of Payments

• Time Link Plan (CLP)	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. Within 60 days from booking	80%

Likely date of possession

- Ph-I, II, III & IIIA are ready for possession.

Note: For handing over 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.

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'**.
- 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 30 days from the date of offer of possession in favour of **'Ashiana Maintenance Services LLP'**.
- For wiremesh requirement please inform to booking officer during booking time.
- **Above 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 parking spaces spread across the whole project.
- The Villas will have parking space within their boundary. For day to day comfort of all residents the promoter has earmarked parking space for the exclusive use of each unit. 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 12th Oct 2018

Activity	Details	Cost / sq ft on Super Area/Month (in Rs)
Security	24 Hours security, along with maintaining the entry.	1.33
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.	0.36
Total Charges		2.09 + 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 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.

☞ Services will be provided by 'Ashiana Maintenance Services LLP'.