

Price as on 27th April, 2026 (Ph - 1 & 2)

In Lakhs

Type of Unit	Unit Price	
	PL-1(%)	PL-2 (\$)
<b>Duplex (4 BHK + 4T (2613 Sqft))</b>		
Ground Floor	705.00	NA
<b>Duplex (4 BHK + 4T (2099 Sqft))</b>		
Ground Floor	573.00	NA
<b>5 BHK + 5T ( 2366 Sqft)</b>		
20th Floor	647.00	NA
<b>4 BHK + 4T ( 1918 Sqft)</b>		
20th Floor	529.00	NA
<b>4BHK + 4T (1521 Sqft)</b>		
1st to 17th Floor	424.00	417.00
18th to 19th & 21 to 23rd floor	420.00	413.00
<b>3BHK + 3T (1259 Sqft)</b>		
2nd to 17th Floor	363.00	354.00
18th to 19th & 21 to 23rd floor	359.00	350.00
<b>3BHK + 3T (1223 Sqft)</b>		
1st to 17th Floor	365.00	359.00
18th to 19th & 21 to 23rd floor	360.00	355.00
<b>3BHK + 3T (1057 Sqft)</b>		
2nd to 17th Floor	313.00	307.00
18th to 19th & 21 to 23rd Floor	309.00	304.00

**Note:-**

Each unit comes with a minimum of two designated car parking spaces.

GST will be applicable as per government norms.

Stamp duty and registration charges as applicable would be payable.

Unit Type	Carpet Area	Balcony Area
Duplex 1 (4 BHK + 4T+Powder + Servant Room)	2613 sq ft (242.73 sqmt)	572 sq ft (53.14 sqmt)
Duplex 2 (4 BHK + 4T+Powder + Servant Room)	2099 sq ft (195.02 sqmt)	547 sq ft (50.80 sqmt)
5BHK + 5T	2366 sq ft (219.80 sqmt)	729 sq ft (67.70 sqmt)
4 BHK + 4T	1919 sq ft (178.25 sqmt)	631 sq ft (58.65 sqmt)
4 BHK + 4T	1521 sq ft (141.32 sqmt)	398 sq ft (36.94 sqmt)
3BHK + 3T Large	1259 sq ft (116.99 sqmt)	330 sq ft (30.70 sqmt)
3BHK + 3T Large	1223 sq ft (113.62 sqmt)	346 sq ft (32.16 sqmt)
3 BHK + 3T	1057 sq ft (98.23 sqmt)	285 sq ft (26.46 sqmt)

RERA Registration No. – 117 of 2025 for Ph 1 & 10 of 2026 for Ph 2

## Schedule of Payments

Construction Link Plan (CLP) for Phase 1 & 2	
Milestone	Demand
At the time of booking	10% of Total Cost
45 days from booking	10% of Total Cost
On casting of Ground floor	10% of Total Cost
On casting of 6th floor	10% of Total Cost
On casting of 12th floor	10% of Total Cost
On casting of 18th floor	10% of Total Cost
On casting of 23rd floor	10% of Total Cost
On start of flat flooring	10% of Total Cost
On application of OC	10% of Total Cost
30 days before offer of possession	10% Of Total Cost + IOP Charges

Possession Link Plan (PLP) for Phase 1 & 2	
Milestone	Demand
At the time of booking	10% of Total Cost
45 days from booking	10% of Total Cost
On Casting of 23rd Floor	30% of Total Cost
On Application of OC	40% of Total Cost
30 days before offer of possession	10% Of Total Cost + IOP Charges

**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 occupancy 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.



## PAYMENT RELATED INFORMATION

All cheques/ drafts to be made in favour of "Ashiana Housing Limited Aaroham PH-1 Master Collection AC", Account No.: '008305019638' For Phase 1 and "Ashiana Housing Limited Aaroham PH-2 Master Collection AC", Account No: '777705229203' For Phase 2.

- ☐ Deduction of Tax @1% on the total cost 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 Promoter would be the responsibility of the allottee.
- ☐ Stamp duty and registration charges on agreement and sale deed would be payable as applicable.
- ☐ GST is over and above on the total cost. GST is subject to change without notice as per Govt norms.

### **Below Intimation of possession(IOP) charges are payable within 30 days from the date of offer of Possession**

Unit Type	IFMS	Upfront Maintenance Charges	Documentation Charges	Water Upfront Charges
Duplex 1 (4 BHK + 4T+Powder + Servant Room)	3,18,300	2,99,966 + GST	25,000 + GST	45,835 + GST
Duplex 2 (4 BHK + 4T+Powder + Servant Room)	2,68,275	2,52,822 + GST		38,632 + GST
5BHK + 5T	3,01,725	2,84,346 + GST		43,448 + GST
4 BHK + 4T	2,49,525	2,35,152 + GST		35,932 + GST
4 BHK + 4T	1,85,475	1,74,792 + GST		26,708 + GST
3BHK + 3T Large	1,53,900	1,45,035 + GST		22,162 + GST
3BHK + 3T Large	1,51,200	1,42,491 + GST		21,773 + GST
3 BHK + 3T	1,30,125	1,22,630 + GST		18,738 + GST

- ☐ IFMS 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".
- ☐ Documentation charges would be payable within 30 days from the date of offer of possession.
- ☐ The supply of water in the Whole Project will be undertaken by the Government/ municipality authority after completion of requisite infrastructure which may take some time. Till such time the water in the Project will be provided through water tankers, the cost of which shall be proportionately payable by the residents. The allottee is required to pay upfront water charges payable within 30 days from the date of offer of possession in favour of Ashiana Maintenance Services LLP. For further details please discuss with your sales executive.

## MISCELLANEOUS

- ☐ All units have been provided with access to community building, 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 randomly earmarked parking space for the exclusive use of each unit. Those allottee(s) 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 minimum two parking duly earmarked and some units may be earmarked with more than two 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	
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.
Live & Learn Programme	To encourage and promote overall development of the children by our Kids Centric team..
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	Carpet Area	Monthly Maintenance Charges
Duplex 1 (4 BHK + 4T+Powder + Servant Room)	2613 sq ft (242.73 sqmt)	Rs. 24,997 + GST
Duplex 2 (4 BHK + 4T+Powder + Servant Room)	2099 sq ft (195.02 sqmt)	Rs. 21,069 + GST
5BHK + 5T	2366 sq ft (219.80 sqmt)	Rs. 23,695 + GST
4 BHK + 4T	1521 sq ft (141.32 sqmt)	Rs. 14,566 + GST
4 BHK + 4T	1919 sq ft (178.25 sqmt)	Rs. 19,596 + GST
3BHK + 3T Large	1259 sq ft (116.99 sqmt)	Rs. 12,086 + GST
3BHK + 3T Large	1223 sq ft (113.62 sqmt)	Rs. 11,874 + GST
3 BHK + 3T	1057 sq ft (98.23 sqmt)	Rs. 10,219 + GST

The above common maintenance charges does not include the cost of actual consumption of water.

## NOTE:

- The above charges are tentative and may vary at the time of possession on the basis of prevailing rates and scope of work.
- 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 carpet 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 water, electricity and Gas.
- Services will be provided by 'Ashiana Maintenance Services LLP'.