

Total Price as on 24th September 2026

All Price are in (Lacs)

Type of Unit	Unit Price			
Ashiana Amaya	PL-1 (%)	PL- 2 (#)	PL- 3 (\$)	PL- 4
Iris (4 BHK + 4T) - 2450 sq.ft				
Ground Floor	218.00	213.00		
1st to 4th Floor	230.00	225.00		
5th to 8th Floor	242.00	237.00		
9th to 13th Floor	255.00	250.00		
Tulip (3 BHK + 3T+Study) - 1930 sq.ft				
Ground Floor	146.50	144.00	139.00	135.50
1st to 4th Floor	160.00	157.50	147.50	144.00
5th to 8th Floor	163.50	161.00	151.00	147.50
9th to 13th Floor	167.00	164.50	154.50	151.00
Lavender (3 BHK + 3T+Study Nook) - 1665 sq.ft				
Ground Floor		125.50	122.00	
1st to 4th Floor		133.50	130.00	
5th to 8th Floor		136.50	133.00	
9th to 13th Floor		139.50	136.00	
Pent House (3 BHK + 3T+ Study) - 3060 sq.ft				
Penthouse A	300.00	290.00		
Pent House (3 BHK + 3T+ Study) - 2610 sq.ft				
Penthouse B	278.00			
Type	Interest Free Maint. Security (Approx.)	Documentation Charges (with in 30 days from offer of possession)	No of Parking	Upfront Maint Charges (Approx.)
Iris (4 BHK + 4T)	122500	10000	2 Basement	129066
Tulip (3 BHK + 3T+Study)	96500	10000	2 Basement	101672
Lavender (3BHK + 2T+Study Nook)	83250	10000	2 Basement	87712
Penthouse A	153000	10000	3 Basement	161201
Penthouse B	130500	10000	3 Basement	137495

* Stamp duty and registration charges would be payable as applicable & GST is over and above the mentioned prices/ charges.

Type	Super Area	Carpet Area	Balcony Area
Iris (4 BHK + 4T)	227.61 sq m (2450 sq ft)	142.34 sq m (1532 sq ft)	29.42 sq m (316.68 sq ft)
Tulip (3 BHK + 3T+Study)	179.3 sq m (1930 sq ft)	112.92sq m (1215 sq ft)	21.35 sq m (229.81 sq ft)
Lavender (3BHK + 3T+Study Nook)	154.68 sq m (1665 sq ft)	97.56sq m (1050 sq ft)	17.87sq m (192 sq ft)
Penthouse A (3 BHK + 3T+Study)	284.27 sq m (3060 sq ft)	186.6 sq m (2009 sq ft)	25.98 sq m (279.65 sq ft)
Penthouse B (3 BHK + 3T+Study Nook)	242.47 sq m (2610 sq ft)	158.96sq m (1711 sq ft)	21.29 sq m (229.17 sq ft)

RERA Reg. No. JHARERA/PROJECT/87/2025

Schedule of Payments

Construction Link Plan I (CLP I)		
a.	At the time of booking	10%
b.	Within 45 days from booking	10%
c.	On Completion of Raft	5%
d.	On Completion of Basement Roof	10%
e.	On Completion of Fourth floor roof	10%
f.	On Completion of Twelfth floor roof	10%
g.	On Completion of internal Plaster	10%
h.	On Completion of first coat of internal Painting	10%
i.	On Completion of first coat of external painting	10%
j.	On approval of Fire NOC	10%
k.	Within 30 days from the date of offer of possession	5%

Schedule of Construction of Project

S. No.	Stage	Date by which the works are to be completed
1.	Completion of Structure of the Building	June, 2027
2.	Completion of development works	December, 2028
3.	Obtaining completion certificate and handing over.	30th March, 2029
4.	Grace Period of Nine Months	14th December, 2029
5.	Final Handing Over	14th December, 2029

Note: Handing over of every project 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 AMAYA AHL MASTER**

- **COLLECTION A/C, For Online Payment : A/c No: '777705223367' Bank : ICICI BANK LTD, ADITYAPURI, JHARKHAND,, IFSC : ICIC0002406 for Ph 1.**

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 30 days from the date of offer of possession in favour of '**Ashiana Maintenance Services LLP.**
- GST is over and above on the total cost GST is subject to change without notice as per Govt norms.

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 :

- Any security deposit made to Govt Authority (Electricity, Gas etc) on behalf of the allottee to be reimbursed to us.
- Above mentioned prices 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 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. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to two parking spaces duly earmarked.

- 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 Services	Security personnel numbers will be as per budget, placement of these personnel will be as per project specific requirements. Concierge services will be available only during daytime hours. Weekly offs need to be provided to them.
Upkeep of horticulture	Maintain gardens, lawns, and green spaces by regular cleaning, watering, pruning, and seasonal planting to keep the society environment attractive and healthy.
Sweeping/ refuse disposal	Sweeping and refuse disposal encompass regular cleaning, prompt waste removal, maintenance of hygiene, and coordination with waste collection services to ensure a clean and healthy environment within the society. Residents are required to segregate and provide dry and wet waste separately at the point of collection.
Essential Services Operation of STP, generator, Fire system & water management	Management of STP, generator, fire safety systems, and water supply to ensure safe, reliable, and uninterrupted services for residents.
Repair & maintenance of common areas	Repair and maintenance of common area electro-mechanical systems involve the routine inspection, servicing, troubleshooting, and fixing of electrical and mechanical equipment in common areas. This work is carried out by electricians, plumbers, lifeguards, STP operators and support staff to ensure all systems operate safely, efficiently, and without interruption.
Administration cost	These costs ensure effective governance, transparency, and smooth management of the society's operations beyond the physical maintenance of common areas.
Club House	Badminton court, Gymnasium, Swimming pool, Children's play area, Multipurpose halls for private gatherings (available on a chargeable basis)
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.
Repair & repainting charges	Repair and repainting charges refer to the expenses incurred for the maintenance, restoration, and aesthetic upkeep of a building or common areas of the society. This charge are typically levied separately from regular maintenance charges and may require additional contributions from society members when the costs exceed the available amounts. This ensures the longevity and proper upkeep of the building's structure and common areas.

Type	Super Area	Monthly Maintenance Charges
Iris (4 BHK + 4T)	2450 sq ft	Rs. 10756 +18% GST
Tulip (3 BHK + 3T+Study)	1930 sq ft	Rs. 8473 +18% GST
Lavender (3 BHK + 3T+Study Nook)	1665 sq ft	Rs. 7309 +18% GST
Penthouse A (3 BHK + 3T+ Study)	3060 sq ft	Rs. 13433 +18% GST
Penthouse B (3 BHK + 3T+ Study Nook)	2610 sq ft	Rs. 11458 +18% GST

NOTE:

- 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 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'.