Premium Housing, Pune

ashiana malhar
A joint project with LOHIA JAIN

Price as on 20th July 2026 (Phase 4)

Flat No	Usable Area (Sq.ft)	Agreement Cost	Stamp Duty	Registration Cost	GST 5%	Total Cost
				(Amt in Lacs)		
Lavender 1 (3 BHK+2T)						
1st and 2nd Floor						
L1-103, L1-105 L1-203, L1-205	1045	111.81	6.71	0.30	5.59	124.41
3rd to 5th Floor						
L1-303, L1-305 L1-403, L1-405 L1-503, L1-505	1045	112.56	6.75	0.30	5.63	125.24
6th to 7th Floor						
L1-603, L1-605 L1-703, L1-705	1045	113.31	6.80	0.30	5.67	126.07
8th to 11 Floor						
L1-803, L1-805 L1-903, L1-905	1045	114.06	6.84	0.30	5.70	126.91
L1-1003, L1-1005 L1-1103, L1-1105	1045	114.81	6.89	0.30	5.74	127.74
12th to 14th Floor						
L1-1203, L1-1205 L1-1303, L1-1305 L1-1403, L1-1405	1045	115.56	6.93	0.30	5.78	128.57
Magnolia 1 (2 BHK + 2T)						
1st Floor						
M1-101, M1-107	856	98.20	5.89	0.30	4.91	109.30
M1-102, M1-108		93.90	5.63	0.30	4.70	104.53
2nd Floor						
M1-201, M1-207	856	92.20	5.53	0.30	4.61	102.64
M1-202, M1-208		87.90	5.27	0.30	4.40	97.87
3rd Floor						
M1-301, M1-307	856	92.81	5.57	0.30	4.64	103.32
M1-302, M1-308		88.51	5.31	0.30	4.43	98.55
4th Floor						
M1-401, M1-407	856	92.81	5.57	0.30	4.64	103.32
M1-402, M1-408		88.51	5.31	0.30	4.43	98.55
5th Floor						
M1-501, M1-507	856	92.81	5.57	0.30	4.64	103.32
M1-502, M1-508		88.51	5.31	0.30	4.43	98.55
6th Floor						
M1-601, M1-607	856	93.43	5.61	0.30	4.67	104.01
M1-602, M1-608		90.36	5.42	0.30	4.52	100.60
7th Floor						
M1-701, M1-707	856	93.43	5.61	0.30	4.67	104.01
M1-702, M1-708		90.36	5.42	0.30	4.52	100.60

RERA Registration No. – PR1260002501981

Magnolia 1 (2 BHK + 2T)						
8th Floor						
M1-801, M1-807	856	94.04	5.64	0.30	4.70	104.68
M1-802, M1-808		90.97	5.46	0.30	4.55	101.28
9th Floor						
M1-901, M1-907	856	94.04	5.64	0.30	4.70	104.68
M1-902, M1-908		90.97	5.46	0.30	4.55	101.28
10th Floor						
M1-1001, M1-1007	856	94.66	5.68	0.30	4.73	105.37
M1-1002, M1-1008		91.59	5.50	0.30	4.58	101.96
11th Floor						
M1-1101, M1-1107	856	94.66	5.68	0.30	4.73	105.37
M1-1102, M1-1108		91.59	5.50	0.30	4.58	101.96
12th Floor						
M1-1201, M1-1207	856	95.27	5.72	0.30	4.76	106.05
M1-1202, M1-1208		92.20	5.53	0.30	4.61	102.64
13th Floor						
M1-1301, M1-1307	856	95.27	5.72	0.30	4.76	106.05
M1-1302, M1-1308		92.20	5.53	0.30	4.61	102.64
14th Floor						
M1-1401, M1-1407	856	95.27	5.72	0.30	4.76	106.05
M1-1402, M1-1408		92.20	5.53	0.30	4.61	102.64
Magnolia 2 (2BHK + 2T)						
1st Floor						
M2-104, M2-106	733	74.74	4.48	0.30	3.74	83.26
2nd and 3rd Floor						
M2-204, M2-206	733	74.74	4.48	0.30	3.74	83.26
M2-304, M2-306		75.26	4.52	0.30	3.76	83.84
4th to 7th Floor						
M2-404, M2-406	733	75.26	4.52	0.30	3.76	83.84
M2-504, M2-506		76.32	4.58	0.30	3.82	85.02
M2-604, M2-606		76.85	4.61	0.30	3.84	85.60
M2-704, M2-706						
9th,10th & 11th Floor						
M2-904, M2-906	733	77.37	4.64	0.30	3.87	86.18
M2-1004, M2-1006		77.90	4.67	0.30	3.90	86.77
M2-1104, M2-1106						
12th and 14th Floor						
M2-1204, M2-1206	733	78.43	4.71	0.30	3.92	87.36
M2-1404, M2-1406						
Lavender 2 (3 BHK + 3T)						
L2-806	1178	124.24	7.45	0.30	6.21	138.21
L2-1306		125.93	7.56	0.30	6.30	140.08

Area applicable unit wise

Type	Carpet Area	Balcony Area	Usable Area (Carpet +	Parking
Lavender 1 (3BHK + 2T)	948 sq ft (88.11 sq.mt)	97 sq ft (9.02 sq.mt)	1045 sq ft (97.13 sq.mt)	**Covered**
Lavender 2 (3BHK + 3T)	1122 sq ft (104.27 sq.mt)	56 sq ft (5.14 sq.mt)	1178 sq ft (109.41 sq.mt)	**Covered**
Magnolia 1 (2 BHK + 2T)	751 sq ft (69.77 sq.mt)	105 sq.ft (9.78 sq.mt)	856 sq ft (79.55 sq.mt)	**Open**
Magnolia 2 (2 BHK + 2T)	645 sq ft (59.91 sq.mt)	88 sq ft (8.19 sq.mt)	733 sq ft (68.10 sq.mt)	**Open**

Schedule of Payments for Phase 4

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 Completion of Foundation	10% Of Total Cost
e	On Roof Casting of Ground floor	10% Of Total Cost
f	On Roof Casting of 3rd floor	5% Of Total Cost
g	On Roof Casting of 6th floor	5% Of Total Cost
h	On Roof Casting of 9th floor	5% Of Total Cost
i	On Roof Casting of 11th floor	5% Of Total Cost
j	On Roof Casting of 14th floor	10% Of Total Cost
k	On Completion of flat flooring	10% Of Total Cost
l	On application of OC	7% Of Total Cost
m	30 days from offer of possession	3% Of Total Cost + IOP Charges

Schedule of Construction

S. No.	Stage of Phase	DATE BY WHICH THE WORKS ARE TO BE COMPLETED
1.	Completion of Structure of the Building	June-27
2.	Completion of development works	September-28
3.	Obtaining Occupation Certificate	December-28
4.	Grace period of Nine months	September-29
5.	Finishing and Handingover	September-29

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 HOUSING LIMITED RERA DESIGNATED MASTER ACCOUNT" Account No. "50200115704898" for Phase-4.**
- 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 governement 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 :

☜	Afforadable 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 allotte who is earmarked covered parking spaces will not be earmarked open parking spaces and allotee agreee not to claim any right / tiltle 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 Allotee(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 allotees 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 <u>' Area basis' which includes proportionate usable area.</u>

Type	IFMS	Upfront Maintenance Charges(including GST)	Documentation Charges
Lavender 2 (3BHK)	87450	88996	15000 + GST
Lavender 1 (3BHK)	77605	79013	15000 + GST
Magnolia 1 (2 BHK)	63580	64725	15000 + GST
Magnolia 2 (2 BHK)	54450	55422	15000 + GST

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Estimated as on 1st Nov' 2025

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 (109.41 sq.mt)	6285 + 18% GST
Lavender 1 (3BHK + 2T)	1045 sq ft (97.13 sq.mt)	5580 + 18% GST
Magnolia 1 (2 BHK + 2T)	856 sq ft (79.55 sq.mt)	4571 + 18% GST
Magnolia 2 (2 BHK + 2T)	733 sq ft (68.10 sq.mt)	3914 + 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’.**