

Price as on 1st Jan-2021 [Phase-I]

All Price are in Rs.( Lacs)

Type of Unit	Unit Price			
Phase - I				
	Park Facing		Non Park Facing	
Tulip (3 BHK+3T+Staff)	Box Price Before	Box Price Now	Box Price Before	Box Price Now
Ground Floor to 5th Floor	<del>133.37</del>	117.04	<del>125.17</del>	110.08
6th to 10th Floor	<del>129.15</del>	116.50	<del>122.2</del>	109.74
11th to 14th Floor	<del>125.83</del>	116.00	<del>118.17</del>	105.99
Lavender (3 BHK + 3T)				
Ground Floor to 5th Floor	<del>116.66</del>	101.8	<del>109.37</del>	97.41
6th to 10th Floor	<del>113.79</del>	101.8	<del>106.71</del>	96.71
11th to 14th Floor	<del>110.04</del>	101.59	<del>102.34</del>	96.31
Magnolia (2 BHK + 2T)				
Ground Floor to 5th Floor	<del>85.9</del>	76.14	<del>80.57</del>	71.28
6th to 10th Floor	<del>83.85</del>	74.78	<del>78.03</del>	70.57
11th to 14th Floor	<del>81.1</del>	74.38	<del>76.11</del>	70.17

Note:- Box Price includes Basic unit price,Parking charges,EDC/IDC and IOP charges.

Type	Parking Earmarked (included in Box Price)	EDC/IDC (Included in Box Price)	IOP (Included in Box Price)
Tulip (3bhk+3T+S)	2 Single/XL Basement	1022776	177174
Lavender (3 BHK + 3T)	1 Basement & 1 Open	886452	156924
Magnolia (2 BHK + 2T)	1 Single Basement	657400	119377

Note:-

IOP:- Includes IFMS,One year upfront maintenance,One year water charges and documentation charges

Charges for additional Basement Parking : Rs. 3 Lacs (Subjected to availability).

Stamp duty and registration charges would be payable as applicable.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulip (3BHK+3T+Staff)	1960 sqft (182.09 sq.m.)	1268 sq ft (117.82 sq.m.)	210 sq ft (19.52 sq.m.)
Lavender (3 BHK + 3T)	1720 sqft (159.79 sq.m.)	1086 sq ft (100.90 sq. m.)	195 sq ft (18.08 sq.m.)
Magnolia (2 BHK + 2T)	1275 sqft (118.45 sq.m.)	791 sq ft (73.48 sq.m.)	159 sq ft (14.77 sq.m.)

## Schedule of Payments

### Payment Plan

A) At the time of booking	10%
B) Within 30 days from the date of booking	10%
C) Within 90 days from the date of booking	80%

### Schedule of Construction of Project

Phase1 - Ready to move (Possession offered)

**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.
- **SUPER AREA'** has no commercial bearing. 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.

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## **PAYMENT RELATED INFORMATION**

- ❑ All cheques / drafts to be made in favour of "**ASHIANA ANMOL Ph1 UO AHL MASTER COLL A/C**".
- ❑ Deduction of Tax @ 0.75% 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 Promoter would be the responsibility of the allottee.
- ❑ Interest Free Maintenance Security and Upfront Maintenance of 12 months would be payable within 20 days from the date of offer of possession in favour of "**Ashiana Maintenance Services LLP**".
- ❑ Documentation charges would be payable within 20 days from the date of offer of possession in favour of "**ASHIANA ANMOL Ph1 UO AHL MASTER COLL A/C**".
- ❑ Stamp duty and registration charges would be payable as applicable.
- ❑ EDC/IDC would be chargeable based on carpet area , balcony area. The External Development Charges(EDC) & Infrastructural Development Charges(IDC) are the charges levied by Haryana Government including interest . If in future, there is any increase in the EDC/IDC, the same shall be payable by the allottee to the promoter on demand.
- ❑ As the water supply system by Govt/ Municipal agencies is taking time and no timelines have been given therefore in the interim water will be supplied by purchasing tankers. As and when the unit gets occupied the charges will start for that unit and we are taking a one year upfront charges for 2 BHK Rs. 15,346/- , 3 BHK Rs. 20702/- and 3BHK+S Rs. 23591 including GST." For more details please discuss with your sales executive.
- ❑ For wiremesh requirement please inform to booking officer during booking time. Payment is to be made in favour of "**ASHIANA ANMOL Ph1 UO AHL MASTER COLL A/C**."
- ❑ **GST is over an 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 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(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 one parking duly earmarked and some units may be earmarked 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.

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**BUDGET FOR MONTHLY MAINTENANCE**

Estimated as on 1st May 2019

Activity	Details	Cost / sq ft on Super Area/Month
Security	24 Hours security, along with maintaining the entry.	1.93
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 to ensure water supply, 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) will be shared proportionately.	0.60
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.46
<b>Total Charges</b>		<b>2.99 + GST &amp;/or other taxes (if applicable)*</b>

**NOTE:**

- The above working of cost is as per our estimates as on 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.
- The above common maintenance charges does not include the cost of actual consumption of water. Water consumption will be billed seperately on monthly basis and is not included in our 12 months upfront charges.
- Services will be provided by 'Ashiana Maintenance Services LLP'.

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