

Prices as on 1st June,17 (Phase-I)

All Prices are in ₹ (Lacs)

Type of Unit	Unit Price			
Phase - I				
	PL - 1 (%)	PL - 2 (#)	PL - 3 (*)	PLC - 4
Tulip (3 BHK+3T + Staff)				
Ground Floor	112.74	NA	104.54	NA
1st to 4th Floor	111.66	NA	103.54	NA
5th to 8th Floor	109.51	NA	101.54	NA
9th to 11th Floor	107.4 SOLD	NA	99.54	NA
12th to 14th Floor	105.20	NA	97.54	NA
Lavender (3BHK + 3T)				
Ground Floor	100.1 SOLD	NA	92.86	NA
1st to 4th Floor	99.20	NA	91.99	NA
5th to 8th Floor	97.31	NA	90.23	NA
9th to 11th Floor	95.4 SOLD	NA	88.48	NA
12th to 14th Floor	93.53	NA	86.7 SOLD	NA
Magnolia (2 BHK +2T)				
Ground Floor	NA	72.16	NA	66.82
1st to 4th Floor	NA	71.47	NA	66.18
5th to 8th Floor	NA	70.10	NA	64.91
9th to 11th Floor	NA	68.72	NA	63.63
12th to 14th Floor	NA	67.34	NA	62.36

Type	Super Area	Built Up Area	Carpet Area as per RERA **	Balcony Area
Tulip (3 BHK+3T + Staff)	1960 sq ft (182.09 sq m)	1596 sq ft (148.27 sq m)	1268 sq ft (117.82 sq m)	210 sq ft (19.52 sq m)
Lavender (3BHK + 3T)	1720 sq ft (159.79 sq m)	1399 sq ft (129.97 sq m)	1086 sq ft (100.90 sq m)	195 sq ft (18.08 sq m)
Magnolia (2 BHK +2T)	1275 sq ft (118.45 sq m)	1039 sq ft (96.53 sq m)	791 sq ft (73.48 sq m)	159 sq ft (14.77 sq m)

** RERA- Real Estate Regulatory Act

Parking Earmarked:-

- Tulip - 2 Single basement Parking
- Lavender - 1 Extra large basement Parking
- Magnolia - 1 Single basement Parking

Schedule of Payments

Construction Link Plan (CLP)	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. On completion of foundation	7.5% + 25% of EDC/IDC
d. On completion of fourth floor roof	7.5% + 25% of EDC/IDC
e. On completion of eighth floor roof	7.5% + 25% of EDC/IDC
f. On completion of eleventh floor roof	7.5% + 25% of EDC/IDC
g. On completion of fourteenth floor roof	10%
h. On completion of internal plaster	5%
i. On completion of external plaster	10%
j. On completion of flooring	10%
k. On completion of external painting	10%
l. One month before possession	5%

Early Payment Benefit Plan (EPBP):- Benefit @ 5% for Ph-I	
a. At the time of booking	10%
b. Within 30 days from booking	10%
c. Within 90 days from Booking	50% of EDC/IDC
d. On completion of foundation	40%
d. On completion of first Floor	50% of EDC/IDC
e. On completion of fourth floor roof	10%
f. On completion of eighth floor roof	10%
g. On completion of eleventh floor roof	10%
h. On completion of fourteenth floor roof	8%
l. One month before possession	2%

Likely date of possession

- Possession for Ph - I will start in April 2019.

Note 1: 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. This process normally takes 2-3 months of time for all units to get handed over after the receipt of completion certificate.

Note 2: Club house will be operational within 9 months after the completion of Ph - I.

Area Details

- **'CARPET AREA as per RERA'** means the net usable floor area of 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.
- **'BUILT-UP AREA'** is the sum of carpet area together with exclusive balcony/ verandah area (covered or uncovered) and the area under the external wall, in case there being a common wall between 2 apartments then 50% of the thickness of such wall.
- **'SUPER AREA'** has no commercial bearing. However, before RERA implementation all units were sold in super area and hence it has been mentioned for comparison with units were sold earlier. According to us the RERA carpet area & balcony area is a better way of comparison.

Note B. We will apply for RERA registration for Ph-I before the due date is i.e. **31 July 17.**

Payment Related Information

- All cheques / drafts to be made in favour of 'Ashiana Anmol Escrow A/c.'
- From 1st July, GST at 12% will be applicable on purchase of unit. The prices mentioned have not been reduced to incorporate the benefit received by us as a developer. We are processing and calculating the reduction of the prices. This reduction will be passed on to you as soon as we get the clarity and calculation.
- Deduction of Tax @ 1% on the cost of the unit of ₹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 buyer.
- Interest Free Maintenance Security would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'. The details are :- for Tulip ₹58,800/-, for Lavender ₹51,600/- and for Magnolia ₹38,250/-.
- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'
- Documentation charges to be paid at the time of possession ₹10,000/- +GST and/or any other taxes (if applicable).
- Additional stamp duty and registration charges would be payable as applicable.
- EDC/IDC would be chargeable @ ₹518/-sq ft. These cheques / drafts to be made in favour of "Ashiana Housing Limited." (The External Development Charges (EDC) and Infrastructural Development Charges (IDC) shall mean the charges levied by Haryana Government on Ashiana Anmol for external development & Infrastructure services and facilities provided by the Government and have been charged as per rate laid down by the Haryana Government. If in future, there is any increase in the EDC/IDC, the same shall be payable by the Buyer to the Builder on demand.) EDC/IDC includes interest given to DTCP for EDC/IDC."
- 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. If the wiremesh is required to be installed, the request is to be made to booking officer during booking time. The payment included GST as mentioned as below, which is to be made in favour of 'Ashiana Housing Limited'. For ready unit the installation of wiremesh will take 2 months approximately after the request has been accepted.

Type	Cost(₹)
3BHK + 3T + Corner (Lavender)	₹36,000/-
3BHK + 3T +Staff +Corner (Tulip)	₹39,000 /-

Miscellaneous

- All units has been provided access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipe line.
- 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. Further, the allottee(s) understands and agree that every allottee will be entitled to one parking duly earmarked and some units will 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 company or competent authority sanctioning such plans.
- Director General Town and Country Planning, Haryana, Chandigarh has granted a license bearing no. 20 of 2014 dated June 12, 2014 to M/s Universe Heights (India) Private Limited for development of a group housing colony on the land measuring 13.3375 acres situated at Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana. Building plan for Phase I has been approved by DTCP vide its memo no. ZP-994/AD(RA)/2015/1908 dated 30.01.2015 comprising of 300 main units, 138 EWS units and convenient shops. The total number of apartments proposed to be developed under this project is 780 and 138 EWS. There is provision of two no. of Schools, one community centre and eight shops.
- Above mentioned prices are subject to change without notice.

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated on 1st June 2017

Activity	Details	Cost/ sq ft on Super Area/month (in ₹)
Security	24 hours security, along with maintaining the entry.	1.40
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.	0.55
Capital Charges	Capital charges would be there to cover major capital repairs, replacements, along with periodical outside painting of the buildings.	0.50
Total Charges		2.45 + GST &/or other taxes (if applicable)*

NOTE:

- * Upfront maintenance of 12 months would be charged. The details are : Tulip - ₹ 57,624/- + GST, Lavender - ₹ 50,568/- + GST and for Magnolia ₹ 37,485/- + GST.
- 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 area of apartment + GST, and any other levies as applicable from time to time shall be payable extra.
- 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.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.