

Price as on 28th Mar 2022. [Phase-II]

All Price are in Rs.(Lacs)

Type of Unit	Unit Price	
Phase - II		
	Box Price Park Facing	Box Price Non Park Facing
3BHK + 3T + Staff (T2)		
Ground Floor	11800400	11009400
1st to 12th Floor	12393400	11602400
13th & 14th Floor	11800400	11009400
3BHK + 3T Large (L3)		
Ground Floor	11123600	10377600
1st to 12th Floor	11683600	10937600
13th & 14th Floor	11123600	10377600
3BHK + 3T (L2)		
Ground Floor	9564700	8922700
1st to 12th Floor	10045700	9403700
13th & 14th Floor	9564700	8922700
2BHK + 2T (M2)		
Ground Floor	7547500	7041500
1st to 12th Floor	7926500	7420500
13th & 14th Floor	7547500	7041500

Note:- Box Price includes Basic Unit Price and EDC/IDC charges.

Type	Parking Earmarked	EDC/IDC (Included in Box Price)
3BHK + 3 Bathroom +Staff (T2)	Two Basement or One Extra large	1013532
3BHK + 3 Bathroom Large (L3)	One Open+One Basement	959171
3BHK + 3 Bathroom (L2)	Single Basement	811886
2BHK + 2 Bathroom (M2)	Single Basement	636645

Note:-

GST will be applicable as per govt norms.

Stamp duty and registration charges would be payable as applicable.

Type	Carpet Area	Balcony Area
3BHK + 3 Bathroom + Staff (T2)	117.28 sqmt / 1262 sqft	16.78 sqmt / 181 sqft
3BHK + 3 Bathroom Large (L3)	109.60 sqmt / 1180 sqft	17.27 sqmt / 186 sqft
3BHK + 3 Bathroom (L2)	92.55 sqmt / 996 sqft	14.84 sqmt / 160 sqft
2BHK + 2 Bathroom (M2)	72.46 sqmt / 780 sqft	11.79 sqmt / 127 sqft

RERA Registration No. – 50 of 2021 and License Bearing No. 20 of 2014

Schedule of Payments

CLP Plan / Rental Plan	
Milestone	Demand
At the time of booking	10% Of Total Cost
30 days from booking	10% Of Total Cost
On excavation	10% Of Total Cost
On casting of Ground floor	10% Of Total Cost
On casting of 5th floor	10% Of Total Cost
On casting of 10th floor	10% Of Total Cost
On casting of 14th floor	10% Of Total Cost
On start of flat flooring	10% Of Total Cost
On application of OC	15% Of Total Cost
On offer of possession	5% Of Total Coste + IOP Charges

PLP:-	
Milestone	Demand
At the time of booking	10% Of Total Cost
In 30 days	10% Of Total Cost
On Completion of Super Structure	30% Of Total Cost
On Application of OC	40% Of Total Cost
On Offer of Possession	10% Of Total Cost+IOP Charges

Rental Benefit _ 30 Rental Cheque after 20% payment received for Phase-II

3BHK + 3 Bathroom + Staff (T2)	Rs. 21600 * 30 Cheques
3BHK + 3 Bathroom Large (L3)	Rs. 20100 * 30 Cheques
3BHK + 3 Bathroom (L2)	Rs. 17100 * 30 Cheques
2BHK + 2 Bathroom (M2)	Rs. 13600 * 30 Cheques

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 Anmol PH-2 UO AHL Master Coll AC", '50200056967514'.
- 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.
- The External Development Charges(EDC) & Infrastructural Development Charges(IDC) including interest are the charges levied by Haryana Government. GST will be payable in addition to the amount referred.
If in future, there are any additional Development Charges and/or any other increase in charges/taxes/levies or introduction of new charges/levies/taxes which are levied, the same shall be payable by the Allottee to the Promoter on demand.

Below IOP CHARGES except Documentation Charges are charged on 'Super Area basis' which includes proportionate common area.

Type	Super Area	IFMS	Water Charges	Documentation Charges	Upfront maintenance charges for One Year
3BHK + 3 Bathroom + Staff (T2)	175.03 sqmt / 1884 sqft	56,520	22,676	23,600	Rs. (3.50 + Tax)* per month per sqft
3BHK + 3 Bathroom: Large (L3)	164.99 sqmt / 1776 sqft	53,280	21,376	23,600	Rs. (3.50 + Tax)* per month per sqft
3BHK + 3 Bathroom (L2)	141.86 sqmt / 1527 sqft	45,810	18,379	23,600	Rs. (3.50 + Tax)* per month per sqft
2BHK + 2 Bathroom (M2)	111.94 sqmt / 1205 sqft	36,150	14,503	23,600	Rs. (3.50 + Tax)* per month per sqft

- 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 in favour of " Ashiana Anmol PH-2 UO AHL Master Coll AC", '50200056967514'.
- 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 would be payable within 30 days from the date of offer of possession in favour of "Ashiana Maintenance Services LLP".For more details please discuss with your sales executive.

GST is over and above on the total cost. GST is subject to change without notice as per Govt norms.

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 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 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.

BUDGET FOR MONTHLY MAINTENANCE

Estimated as on Nov 2021.

Activity	Details	Cost / sq ft on Super Area /Month (in Rs.)
Security	24 Hours security, along with maintaining the entry.	3.50
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.	
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	
Total Charges		3.50 + GST &/or other taxes (if applicable)*

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 water, electricity and Gas.
- Services will be provided by 'Ashiana Maintenance Services LLP'.