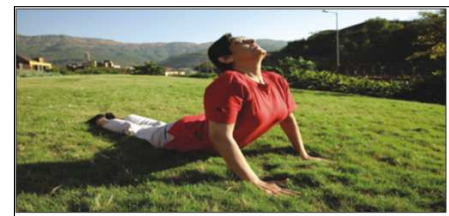
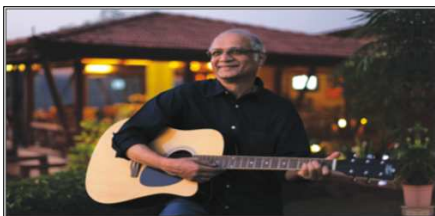


Price as on 1st June' 2021

Type of Unit	Unit Price					All Price are in Rs. (Lacs)
Phase - I						
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4 (@)	PL- 5	
Manjari I (2 BHK)						
Ground Floor	NA	70.54 <small>SOLD</small>	NA	NA	NA	
1st Floor	NA	72.54 <small>SOLD</small>	NA	NA	65.75	
2nd Floor	NA	74.54 <small>SOLD</small>	NA	NA	67.75	
3rd Floor	NA	76.54 <small>SOLD</small>	NA	NA	69.75	
4th Floor	NA	78.54 <small>SOLD</small>	NA	NA	71.75	
Vrinda (1 BHK)						
Ground Floor	51.84 <small>SOLD</small>	50.72 <small>SOLD</small>	NA	47.39 <small>SOLD</small>	45.82 <small>SOLD</small>	
1st Floor	52.84 <small>SOLD</small>	51.72 <small>SOLD</small>	NA	48.39 <small>SOLD</small>	46.82	
2nd Floor	53.84 <small>SOLD</small>	52.72 <small>SOLD</small>	NA	49.39 <small>SOLD</small>	47.82 <small>SOLD</small>	
3rd Floor	54.84 <small>SOLD</small>	53.72 <small>SOLD</small>	NA	50.39 <small>SOLD</small>	48.82	
4th Floor	55.84 <small>SOLD</small>	54.72 <small>SOLD</small>	NA	51.39 <small>SOLD</small>	49.82	
Tulsi Villa 3BHK-Duplex						
	NA	NA	NA	NA	NA	
Phase -II						
Manjari I (2 BHK)						
1st Floor	NA	NA	79.46 <small>SOLD</small>	NA	75.88 <small>SOLD</small>	
2nd Floor	NA	NA	72.63 <small>SOLD</small>	NA	68.71 <small>SOLD</small>	
3rd Floor	NA	NA	75.57 <small>SOLD</small>	NA	72.27 <small>SOLD</small>	
4th Floor	NA	NA	77.01 <small>SOLD</small>	NA	73.57 <small>SOLD</small>	
Vrinda (1 BHK)						
Ground Floor	52.88 <small>SOLD</small>	51.28 <small>SOLD</small>	NA	47.85 <small>SOLD</small>	46.25 <small>SOLD</small>	
1st Floor	53.88	52.28 <small>SOLD</small>	NA	48.85	47.25	
2nd Floor	54.88 <small>SOLD</small>	53.28 <small>SOLD</small>	NA	49.85 <small>SOLD</small>	48.25 <small>SOLD</small>	
3rd Floor	55.88 <small>SOLD</small>	54.28 <small>SOLD</small>	NA	50.85 <small>SOLD</small>	49.25	
4th Floor	56.88 <small>SOLD</small>	55.28	NA	51.85	51.25	
Phase -III						
Manjari II (2 BHK)						
1st Floor	NA	NA	75.35 <small>SOLD</small>	73.25 <small>SOLD</small>	72.10 <small>SOLD</small>	
2nd Floor	NA	NA	76.68 <small>SOLD</small>	74.68 <small>SOLD</small>	73.25 <small>SOLD</small>	
3rd Floor	NA	NA	77.92 <small>SOLD</small>	76.28 <small>SOLD</small>	74.28 <small>SOLD</small>	
4th Floor	NA	NA	78.92 <small>SOLD</small>	77.88 <small>SOLD</small>	75.78 <small>SOLD</small>	
Vrinda (1 BHK)						
Ground Floor	NA	NA	46.42 <small>SOLD</small>	45.34 <small>SOLD</small>	44.28	
Type	Lavasa Equivalent Area for Maintenance Charges	Super Area	Carpet Area as per RERA		Balcony Area	
Manjari I (2 BHK)	1295 sq ft (120.31sq m)	1081sq ft (100.40 sq m)	900 sq ft (83.61 sq m)		76 sq ft (7.07 sq m)	
Manjari II (2 BHK)	1310 sq ft (121.70 sq m)	1058 sq ft (98.29 sq m)	839 sq ft (77.92 sq m)		146 sq ft (13.56 sq m)	
Vrinda I (1 BHK)	915 sq ft (85.01sq m)	758 sq ft (70.42 sq m)	612 sq ft (56.88 sq m)		79 sq ft (7.34 sq m)	
Vrinda II (1 BHK)	880 sq ft (81.75 sq m)	724 sq ft (67.29 sq m)	661 sq ft (61.38 sq m)		

Parking Upgradation Charges - Covered Rs-1,50,000



Schedule of Payments	
a. At the time of booking	10%
b. Within 45 days from booking	80%
c. One month before possession	10%

LIKELY DATE OF POSSESSION :-

PH -I, II & III are already for possession

Note: For 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 2-3 months of 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.

BUILT-UP AREA' is the sum of carpet area together with exclusive balcony/Verandah area (covered or uncovered)and the area under the external walls, in case there being a common wall between 2 apartments then 50 % of thickness of such wall.

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.

Note :- Phase -I ,II & III are complete and RERA is not applicable



PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of '**ASHIANA UTSAV LAVASA** ' for Ph-I, Ph-II & PH-III.
 - GST ,Stamp Duty ,registration ,MSEDEL Charges and Dustbin Charges as applicable would be payable.
 - Deduction of Tax @ 1% on the 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 builder would be the responsibility of the allottee.
- Reducing Interest Free Management Deposit @ 100/- sq ft + GST on super area valid for 10 years would be charged
- one month before possession in favour of '**Ashiana Maintenance Services LLP**'.The details are:- For Manjari I-129,500/- + GST , For Manjari II 131,000/- + GST , For Vrinda 91,500/-+ GST and for Vrinda II 88,000/-+ GST.
- Upfront Maintenance of 12 months would be charged one month before possession in favour of "**Ashiana Maintenance Services LLP**"
 - The agreement should be done and registered after paying 20 % of unit cost .A sum of Rs-9500/- +GST is payable at the time of registration of agreement.
 - Any Deposit /Charges on account of water, electricity or maintenance etc .levied by Lavasa Corporation Ltd will be chargeable on proportionate share basis.
 - Lawn area is available with Executive Floors and certain apartments at an extra cost of Rs-300/-sq.ft Area is subject to change & would be finalized on the measurement of Lawn area at the time of possession.

MISCELLANEOUS

For Phase-II - Manjari - II Apartments unit nos. M2-211, M2-212, M2-312, M2-113, M2-213, M2-313, M2-413 are available with only Open Parking.

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) understand and agree that every allottee(s) will be entitled to one parking duly earmarked .

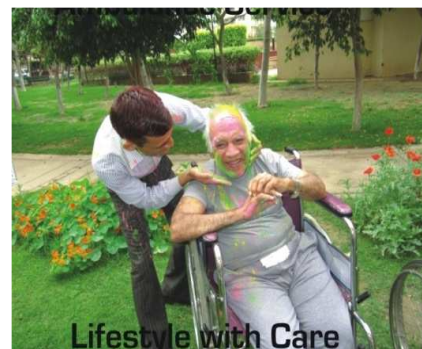
All building plans, layout Specifications etc. are tentative and Subject to variation and modification as decided by the Promoter or competent authority sanctioning such plans.

Above Mentioned prices are subject to change without notice

Cost Will Increase /decrease on final measurement proportionately.

Water and electricity will be supplied by Lavasa Corporation and levied at the applicable rates

Lavasa Corporation City Mangement Services (CMS) includes over all security ,clearing of roads an pathways garbage collection ,sewerage treatment plant,street lights ,supply of water and electricity and munipal services like fire ,postal and police. The Current rate for the above as intimated by lavasa corp Rs-1.50 per sqft +taxes.The provision of these services and its billing will be done directly by lavasa Corp to individual unit owners and a separate agreement will be signed for the same between the unit owners and lavasa corp or its nominated service agency.



BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 1st April 2022

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)	
		Apartments	Villas
SECURITY	24 hours manning, patrolling guards and CCTV.	3.21 (Appro)	3.01 (Appro)2
HORTICULTURE	Care of the common lawns, greenery and all plantations in the complex..		
HOUSEKEEPING	Sanitation and cleaning of the common areas with garbage collection in apartments for disposal by Lavasa CMS		
AMCs	AMC of various Equipments such as Lifts STP,Genset etc.		
TEMPLE	Upkeep of the temple complex and performance of Pooja and religious services.		
REPAIR & MAINTENANCE	On call electrician, plumbers, mason for the maintenance of the common facilities and individual units.		
ADMINISTRATION & ACTIVITES	Administration, activities management, accounts, stores, telephone cost. Management newsletter, stationary, and of the Activity Centre. Operation of café and Utsav Care Homes (Pay by use Basis).		
MEDICAL SERVICES	Emergency response system and Nurse on campus with first aid facility. Tie up with Apollo Hospital for special package ,ambulance and emergency managemnet ,Utsav care Homes on pay by use basis.		
FLOATING COST	Power and water required for common areas, common lighting, running of pumps, lifts, etc. and running of generator (diesel and mobil) ,if provided will be shared proportionately as per usage or area.	0.51	0.50
CAPITAL CHARGES	To cover the major capital repairs ,replacements ,up gradations or additions along with periodic outside paintaing of the buildings	0.47	0.41
Total Charges		4.19/- + GST & or other taxes (if applicable)	3.92/- + GST & or other taxes (if applicable)

NOTE:

- Upfront maintenance of 12 months would be charged. The details are :Manjari I-61,539/-+ GST ,Manjari II-62,251/-+GST ,Vrinda -43,481/-+ GST and for Vrinda II-41,818/- +GST.
- Common maintenance charges for a period of 12 -18 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 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.
- Ashiana utsav owners welfare society will work as an advisory body only.
- The above working of cost is as per our estimates as on 1st April 21, The differential costing for apartments and villas is due to the differences in respective common areas , electrical loads, capital equipment and services provided.