

**Prices as on 9th Dec 2020, Phase-II & IVA**

All Price are in ( Lacs)

Type of Unit	Unit Price				
	PL-1 @	PL- 2 %	PL- 3 #	PL- 4 *	PL- 4 Blank
Ground &1st Floor	NA	NA	23.84	22.96	22.07
2nd Floor	NA	NA	23.21	22.35	21.49
<b>Phase - II</b>					
<b>UDS =1443 sq ft</b>					
<b>Tulsi -1 (3 BHK)</b>					
Ground	NA	64.49	62.19	59.84	NA
1st Floor	NA	66.15 <small>(80%)</small>	63.79	NA	NA
2nd Floor	NA	64.49 <small>(80%)</small>	62.18	NA	NA
3rd Floor	NA	63.38 <small>(80%)</small>	61.11	NA	NA
<b>Phase - IV</b>					
<b>UDS =843 sq ft</b>					
<b>Tulsi -5 (3 BHK + 2T)</b>					
Ground	68.00	NA	NA	NA	NA
1st Floor	71.50	NA	NA	NA	NA
2nd Floor	70.50	NA	NA	NA	NA
3rd Floor	69.50	NA	NA	NA	NA
4th Floor	67.00	NA	NA	NA	NA
<b>UDS =754 sq ft</b>					
<b>Manjari -6 (2 BHK + Big Kitchen)</b>					
Ground	NA	NA	NA	NA	NA
1st Floor	NA	61.04	59.95	NA	NA
2nd Floor	NA	59.92	58.85	NA	NA
3rd Floor	NA	58.24	57.20	NA	NA
4th Floor	NA	57.12	56.10	NA	NA
<b>UDS = 671 sq ft</b>					
<b>Manjari -5 (2 BHK)</b>					
Ground	NA	53.20	52.25	49.40	47.50
1st Floor	NA	NA	56.21	53.14	51.10
2nd Floor	NA	NA	55.11	52.10	50.10
3rd Floor	NA	NA	54.01	51.06	49.10
4th Floor	NA	NA	51.15	48.36	46.50
<b>UDS =476 sq ft</b>					
<b>Vrinda-5 (1 BHK)</b>					
Ground	NA	NA	42.18	41.37	40.56
1st Floor	NA	NA	45.43	44.55	43.68
2nd Floor	NA	NA	44.35	43.49	42.64
3rd Floor	NA	NA	43.26	42.43	41.60
4th Floor	NA	NA	41.10	40.31	39.52

Type	Reducing Interest Free Management deposit + GST	I & BA Charges + GST	Activity Charges + GST
Tulsi-1(3 BHK)	173460	59472	100000
Tulsi-5 (3 BHK+ 2T)	180275	61808	100000
Manjari-6(2 BHK Big Kitchen)	160822	55139	100000
Manjari-5 (2 BHK )	143848	49319	100000
Vrinda-5 (1 BHK)	107174	36745	100000

Note: Stamp Duty and registration charges would be payable as applicable & GST is over and above of mentioned unit Prices.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulsi-1 (3 BHK)	1400 sq ft (130.06 sq m)	1046 sq ft (97.14 sq m)	127 sq ft (11.81 sq m)
Tulsi-5 (3 BHK+ 2T)	1455 sq ft (135.17 sq m)	1037 sq ft (96.34 sq m)	157 sq ft (14.59 sq m)
Manjari-6 (2 BHK Big Kitchen)	1298 sq ft (120.59 sq m)	988 sq ft (91.79 sq m)	79 sq ft (7.34 sq m)
Manjari-5 (2 BHK )	1161 sq ft (107.86 sq m)	870 sq ft (80.82 sq m)	79 sq ft (7.34 sq m)
Vrinda-5 (1 BHK)	865 sq ft (80.36 sq m)	598 sq ft (55.55 sq m)	76 sq ft (7.06 sq m)

**Prices as on 9th Dec, 2020 Phase-III**

All Price are in ( Lacs)

Type of Unit	Unit Price				
	Phase - III				
	PL-1 @	PL- 2 %	PL- 3 *	PL- 4 \$	PL- 5
<b>UDS =1420 sq ft</b>					
<b>Tulsi -3 (3 BHK)</b>					
Ground	64.25	62.03	N.A	N.A	N.A
1st Floor	65.95 <small>(SOLD)</small>	63.67 <small>(SOLD)</small>	N.A	N.A	N.A
2nd Floor	64.29	62.07	N.A	N.A	N.A
3rd Floor	63.19	61.01	N.A	N.A	N.A
<b>UDS =1287 sq ft</b>					
<b>Manjari -3 ( 2BHK + Store)</b>					
Ground Floor	57.48	55.62	N.A	N.A	N.A
1st Floor	58.84	56.93	N.A	N.A	N.A
2nd Floor	57.48	55.62	N.A	N.A	N.A
3rd Floor	56.57	54.74	N.A	N.A	N.A
<b>UDS =1138 sq ft</b>					
<b>Manjari -4 ( 2BHK)</b>					
Ground Floor	54.08	52.22	48.62	47.55	46.62
1st Floor	55.44	53.53 <small>(SOLD)</small>	49.84	48.75	47.80
2nd Floor	54.08	52.22 <small>(SOLD)</small>	48.62	47.55	46.62
3rd Floor	53.17	51.34	47.81	46.75	45.84

Type	Reducing Interest Free Management deposit + GST	I & BA Charges + GST	Activity Charges + GST
<b>Tulsi-3 (3 BHK+ Store)</b>	181012	59472	88500
<b>Tulsi-4 (3 BHK)</b>	165200	65547	88500
<b>Manjari-3 (2 BHK)</b>	136408	55139	88500
<b>Manjari-4 (2 BHK+ Store)</b>	153164	49107	88500
<b>Vrinda-4 (1 BHK)</b>	100654	36235	88500
<b>Vrinda-3 (1 BHK)</b>	68558	24681	88500

Note: Stamp Duty and registration charges would be payable as applicable &amp; GST is over and above of mentioned u

Type	Super Area	Carpet Area as per RERA	Balcony Area
<b>Tulsi-4 (3 BHK+ Store)</b>	1534 sq ft (142.51 sq m)	1207 sq ft (112.13 sq m)	133 sq ft (12.33 sq m)
<b>Tulsi-3 (3 BHK)</b>	1400 sq ft (130.06 sq m)	1080 sq ft (100.33 sq m)	133 sq ft (12.33 sq m)
<b>Manjari-3 (2 BHK+ Store)</b>	1298 sq ft (120.59 sq m)	1019 sq ft (94.66 sq m)	80 sq ft (7.43 sq m)
<b>Manjari-4 (2 BHK)</b>	1156 sq ft (107.40 sq m)	892 sq ft (82.85 sq m)	80 sq ft (7.43 sq m)
<b>Vrinda-4 (1 BHK)</b>	853 sq ft (79.24 sq m)	589 sq ft (54.72 sq m)	77 sq ft (7.15 sq m)
<b>Vrinda-3 (1 BHK)</b>	581 sq ft (53.98 sq m)	384 sq ft (35.67 sq m)	46 sq ft (4.27 sq m)

### Schedule of Payments for Phase- 3.

Construction Link Plan ( CLP)		
a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of Foundation	15%
d	On Completion of first floor roof	15%
e	On Completion of third floor roof	15%
f	On Completion of internal plaster	10%
g	On completion of flooring	10%
h	On Completion of external painting	10%
i	Within 30 Days from the date of offer of possession	5%

### Schedule of Payments for Phase- 4.

Construction Link Plan ( CLP)		
a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of Foundation	15%
d	On Completion of first floor roof	15%
e	On Completion of third floor roof	15%
f	On Completion of fourth floor roof	10%
g	On Completion of internal plaster	10%
h	On completion of flooring	10%
i	Within 30 Days from the date of offer of possession	5%

### Likely date of possession

- Phase - I & II possession started

S No.	Stage Wise time schedule of completion	Expected Completion Date for Ph 3	Expected Completion Date for Ph 4
1	Completion of Structure of the Building	February 2021	February 2022
2	Completion of Internal Building work and Development works	July 2022	August 2023
3	Grace Peroid of Nine Months	April 2023	March 2024
4	<b>Commencement of Handingover</b>	April 2023	<b>March 2024</b>

**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 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 wall , in case there being a common wall between 2 apartment then 50% of the 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.



Golf Cart



Happy Residents



Dining Facility

## PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of "Ashiana Shubham Phase -2" A/c No -50200025964789 for Ph-2, Ashiana Shubham PH-3 UO AHL Master Collection A/C, A/c No:50200035666292 for Ph 3 and Ashiana Shubham PH-4 UO AHL Master Col AC, A/c No:50200046449820 for Ph 4.
- The above mentioned price of units is exclusive of following charges :-

Pursuant to government 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 :	
Affordable 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%

The promoter at present is charging tax @ 5% / 1%, on the total unit value. However, it has approached the Hon'ble Authority for Advance Rulings in Tamil Nadu to understand the appropriate classification of construction services supplied by us. If in future it is ruled that the tax is applicable @ 18% on the construction value only as shown in the construction agreement, then under such condition the Allottee will be liable to pay the taxes and arrears, subject to adjustment of input tax credit, if any, to the Promoter accordingly.

- (b) Stamp duty is 7 % & Registration Charges is 4 % on amount appropriated towards UDS.
- (c) Stamp Duty & Registration charges @2% (1%+1%) on amount appropriated towards construction
- (d) I & BA Charges (Govt Infrastructural and Basic Amenities Charges ) Rs. 36 per sqft + 18% for Ph 1, 2, 3 ans Rs. 34 per sqft + 18% for Ph 4A GST shall be payable Separately .
- (e) Activity Centre charges of Rs-100,000/- + 18% GST Cheque to be made in favour of "M/S. Escapade Real Estate".

Note :- The above charges may change as per change in Govt. Charges .

- Documentation charges to be paid at the time of booking Rs. 10000 + GST.
- Deduction of Tax @ 1% on the price of the unit of 50 Lac (without GST) 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.
- Reducing Interest Free Management Deposit @ Rs 105/- sq ft + GST (valid for 15 years) would be one month before possession. in favour of "Ashiana Maintenance Services LLP" ..
- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'
- Veg. dining services include two time coffee, breakfast, lunch and dinner @ Rs. 170+GST (approx) per day per person in the main dining hall.

## MISCELLANEOUS :-

- Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.
- Parking for Phase 1,2,3:** The allottee(s) understands that the project comprises of open 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 will be entitled to one parking duly earmarked for Phase 1.
- Parking for Phase 2:** The allottee(s) understands that the project comprises of open parking spaces spread across the whole project. For day today comfort of residents the promoter has earmarked one Reserved Car Park for each three BHK, two BHK and big one BHK units aggregating to 112 units in Ashiana Shubham Phase II and balance 15 car parkings shall be free for small one BHK units. These 15 car parkings shall be designated in Ashiana Shubham Phase II for small one BHK.
- Parking for Phase 4A:** The Allottee is aware and understands that for day to day comfort of residents, out of 176 car parking in Phase IVA, Promoter has earmarked one car parking reserved for each three BHK and two BHK units aggregating to 140 car parking and the balance 36 car parking shall be free for one BHK (865 sq.ft.) units.
- 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.
- Above mentioned prices are subject to change without notice.

## BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on : 1st April 2020

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Activity Centre Charges	Usage of activity centre , swimming pool,gym and activity rooms .	3.66
Transportation	6 times in a day for 6 days in a week to nearby places.	
Security	24 Hours security main gate , patrolling guards and CCTV.	
Housekeeping	Common area housekeeping -sanitation and clearing of the common area with garbage collection in apartments for disposal. Internal Housekeeping -Once a day brooming and mopping and twice a week cleaning of toilets and once a month dusting inside the apartments.	
Dining Facility	Overhead cost of the dining facility excluding food cost.	
Emergency Response and First Aid	Emergency Response system and nurse on campus with first aid facility. Ambulance with driver 24 hours and tie-up with Doctor for OPD five times in a week. Ambulance usages would be pay by use.	
Repair & maintenance	On call electrician, plumbers & mason for the maintenance of common facilities and individual units .	
AMC's	AMC of various equipments such as Lifts,Sewerage,Treatment plant, genset etc.	
Horticulture	Care of common lawns ,greenery and all plantations in the complex.	
Administration & Activities	Administration and activities management , salaries ,accounts ,stores, telephone cost ,management newsletter, stationary and activity centre.	
Floating Cost	Power and water required for common areas ,common lighting ,running of pumps,lifts etc. Running cost of genertor (diesel & mobil) shared proportionately as per usage of area .	0.58
Capital Charges	To Cover the major capital repairs, replacements ,upgradations or additions of equipment and facilities along with periodic outside painting of the building	0.40
<b>Total Charges</b>		<b>4.64 + GST &amp;/or other taxes (if applicable)</b>

### NOTE:

- 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.
- 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 area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency .