

**Ashiana Dwarka ( Phase I )**

Effective from - 30th June 2016

Area & Type	Super Built up Area		Built Up Area		Rate/sq ft of super built up area	Rate/Unit for amenities	Basic Cost
	sq ft	sq mt	sq ft	sq mt			
<b>Lavender 1 (3 BHK with Store)</b>							
1st Floor	1530	142.14	1224	113.71	2880	2,05,000	46,11,400
2nd & 3rd Floor	1530	142.14	1224	113.71	2860	2,05,000	45,80,800
4th Floor	1530	142.14	1224	113.71	2730	2,05,000	43,81,900
<b>Lavender 2 ( 3 BHK )</b>							
Ground Floor	1460	135.64	1168	108.51	2930	2,05,000	44,82,800
1st Floor	1460	135.64	1168	108.51	2880	2,05,000	44,09,800
2nd & 3rd Floor	1460	135.64	1168	108.51	2860	2,05,000	43,80,600
4th Floor	1460	135.64	1168	108.51	2730	2,05,000	41,90,800
<b>Magnolia 1 (2 BHK with Store)</b>							
1st Floor	1220	113.34	976	90.67	2880	2,05,000	37,18,600
2nd & 3rd Floor	1220	113.34	976	90.67	2860	2,05,000	36,94,200
4th Floor	1220	113.34	976	90.67	2730	2,05,000	35,35,600
<b>Magnolia 2 ( 2 BHK )</b>							
Ground Floor	1150	106.84	920	85.47	2930	2,05,000	35,74,500
1st Floor	1150	106.84	920	85.47	2880	2,05,000	35,17,000
2nd & 3rd Floor	1150	106.84	920	85.47	2860	2,05,000	34,94,000
4th Floor	1150	106.84	920	85.47	2730	2,05,000	33,44,500

**Preferential Location Charges :-**

Type "A" - 11% of Basic Cost

Type "B" - 5% of Basic Cost

- 1 All units are provided with a facility of one open car parking, access to Club House and swimming pool, LPG reticulated system, connection to sewerage treatment plant and electricity connection with meter.
- 2 Service Tax , Swatch Bharat cess and /or any other tax would be payable over and above as per applicable rate.
- 3 All cheques / drafts to be made in favour of "Ashiana Dwarka".
- 4 Interest Free Maintenance Security @ Rs 20/- sq ft and upfront maintenance of 12/18 months would be charged in advance.  
These cheques / drafts to be made in favour of "Ashiana Maintenance Services LLP" one month before possession.
- 5 Additional Stamp duty and Registration Charges would be payable as applicable.
- 6 Super Built up Area - 20% = Built up area.
- 7 Built up area = "BUILT UP AREA" shall mean the area measured at the floor level of the flat comprised in the "Unit" taking the external dimension of such flat including the area of the balcony and the verandah provided, however, in case of common walls separating one flat from the other, only 50% of the area covered by such common walls shall be taken.
- 8 The final built-up area of the unit may vary maximum up to  $\pm 5\%$  of the area quoted above if this variation exceeds 5% then consideration will be adjusted proportionately.
- 9 Approx Rs. 65,000/- per unit is payable as proportionate contribution towards creation of water infrastructure up to the site. This will be on actual cost basis and the contribution per unit may be collected or refunded as per the actual cost. This amount is payable at the time of possession or incurred whichever is earlier.

**SCHEDULE OF PAYMENTS**

Construction Link Plan (CLP)		Early Payment Benefit Plan (EPBP):- Discount @ 1 %	
a. At the time of Booking	10%	a. At the time of Booking	10%
b. Within 30 days from Booking	10%	b. Within 30 days from Booking	10%
c. On Commencement of Construction	10%	c. On Completion of foundation	40%
d. On Completion of Foundation	10%	d. On Laying of First Floor Roof	10%
e. On Laying of Second Floor Roof	10%	e. On Laying of Second Floor Roof	10%
f. On Laying of Fourth Floor Roof	10%	f. On Laying of Third Floor Roof	10%
g. On Completion of Internal Plaster	10%	g. On Laying of Fourth Floor Roof	8%
h. On Completion of Outer Plaster	10%	h. One Month before possession	2%
i. On Completion of Internal Painting	10%		
j. On Completion of External Painting	5%		
k. One Month before possession	5%		

1 Phase-I Possession started.

**Note : Club house will be ready by June 17.**

2 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.

3 Above mentioned prices are subject to change without notice.

4 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.

5 Documentation charges to be paid at the time of possession Rs. 7000/- + Service Tax as applicable.

6 The Parking Space allotted shall be used for parking of specific number of vehicles for which the said space is allotted. The Buyer shall not be allowed to park vehicle/s more than permitted at the space allotted. No vehicle more than the parking space allotted shall be allowed inside the Complex.

7 For wiremesh the request is to be made to booking officer during booking time. The rates including Service Tax are:-

Type	Cost (Rs.)
2BHK	Rs. 22,000 /-
2BHK + Corner	Rs. 25,000 /-
2BHK + Store	Rs. 24,000 /-
2BHK + Store + Corner	Rs. 27,000 /-
3BHK	Rs. 26,000 /-
3BHK + Corner	Rs.29,000 /-
3BHK + Store	Rs. 28,000/-
3BHK + Store + Corner	Rs. 31,000 /-

**Note A.** All cheques / drafts to be made in favour of "Ashiana Housing Ltd".

**Note B.** The installation of wiremesh will take 2 months approximately after the request has been accepted.

**BUDGET FOR MANAGEMENT AND MAINTENANCE COST**

As on 11th December 2013

Activity	Details	Cost/ sq. ft./ month (in Rs.)
Security	24 Hours security, along with manning the entry.	<b>1.09</b>
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 for power back up and working of STP.	
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 mobile) shared on proportionately basis	<b>0.40</b>
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	<b>0.27</b>
<b>Total Charges</b>		<b>1.77</b>

**NOTE:**

- ① 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 + Service tax, Swatch Bharat cess and any other levies as applicable from time to time shall be payable extra.
- ② Service tax is not included with the above cost.
- ③ Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
- ④ The above working of cost is as per our estimates today and will vary in cost due to inflation and scope of work at the time of possession.