

Prices as on 31st March 2026 , Phase-2

All Price are in (Lacs)

Type of Unit	Unit Price			
	PL-1 %	PL- 2 @	PL- 3 #	PL- 4 Blank
UDS = 908 Sq ft				
Lavender (3 BHK)				
1st, 2nd Floor & 11th to 14th Floor	129.44	N.A	N.A	117.81
3rd, 4nd Floor & 7th to 10th Floor	132.80	N.A	N.A	120.87
5th & 6th Floor	136.17	N.A	N.A	123.93
UDS = 738 Sq ft				
Magnolia 1 (2 BHK + 2T)-Middle				
Ground	106.20	104.31	N.A	96.72
1st, 2nd Floor & 11th to 14th Floor	103.46	101.61	N.A	94.22
3rd, 4nd Floor & 7th to 10th Floor	106.20	104.31	N.A	96.72
5th & 6th Floor	108.95	107.00	N.A	99.21
UDS = 730 Sq ft				
Magnolia 2 (2 BHK + 2T)-Corner				
1st, 2nd Floor & 11th to 14th Floor	N.A	N.A	98.44	92.97
3rd, 4nd Floor & 7th to 10th Floor	N.A	N.A	101.09	95.47
5th & 6th Floor	N.A	N.A	103.73	97.97
UDS = 515 Sq ft				
Vrinda-1 (1 BHK)				
1st, 2nd Floor & 11th to 14th Floor	N.A	N.A	N.A	63.26
3rd, 4nd Floor & 7th to 10th Floor	N.A	N.A	N.A	65.04
5th & 6th Floor	N.A	N.A	N.A	66.82

Type	Advance Service Fee + GST	Upfront Maintenance Charges	Documentation Charges
Lavender (3 BHK)	191250 + 18% GST	146696/- + 18% GST	10000 + GST
Magnolia 1 (2 BHK + 2T)	156000 + 18% GST	119658/- + 18% GST	10000 + GST
Magnolia 2 (2 BHK + 2T)	156000 + 18% GST	119658/- +18% GST	10000 + GST
Vrinda-1 (1 BHK)	111375 + 18% GST	85429/- +18% GST	10000 + GST

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
Lavender (3 BHK)	1530 sq ft (142.14 sq m)	1044.21 sq ft (97.01 sq m)	93.21 sq ft (8.66 sq m)
Magnolia 1 (2 BHK + 2T)	1248 sq ft (115.94 sq m)	836.03 sq ft (77.67 sq m)	87.72 sq ft (8.15 sq m)
Magnolia 2 (2 BHK + 2T)	1248 sq ft (115.94 sq m)	830.55 sq ft (77.16 sq m)	84.28 sq ft (7.83 sq m)
Vrinda-1 (1 BHK)	891 sq ft (82.77 sq m)	554.99 sq ft (51.56 sq m)	90.09 sq ft (8.37 sq m)

Prices as on 31st March 2026 , Phase-1

All Price are in (Lacs)

Type of Unit	Unit Price	
	PL-1 @	PL- 4 Blank
UDS = 793 Sq ft		
Lavender (3 BHK)		
1st, 2nd Floor & 11th to 14th Floor	124.25	114.005
3rd, 4nd Floor & 7th to 10th Floor	129.91	118.945
5th & 6th Floor	133.99	121.905
UDS = 644 Sq ft		
Magnolia 1 (2 BHK + 2T)-Middle		
Ground	100.966	99.154
1st, 2nd Floor & 11th to 14th Floor	99.346	97.554
3rd, 4nd Floor & 7th to 10th Floor	100.966	99.154
5th & 6th Floor	104.186	100.774
UDS = 638 Sq ft		
Magnolia 2 (2 BHK + 2T)-Corner		
1st, 2nd Floor & 11th to 14th Floor	NA	91.11
3rd, 4nd Floor & 7th to 10th Floor	NA	95.13
5th & 6th Floor	NA	97.55
UDS = 450 Sq ft		
Vrinda-1 (1 BHK)		
1st, 2nd Floor & 11th to 14th Floor	NA	61.81
3rd, 4nd Floor & 7th to 10th Floor	NA	63.72
5th & 6th Floor	NA	64.68

Type	Advance Interest Free Management Fee + GST	Upfront Maintenance Charges	Documentation Charges
Lavender (3 BHK)	191250 + 18% GST	146696/- + 18% GST	10000 + GST
Magnolia 1 (2 BHK + 2T)	156000 + 18% GST	119658/- + 18% GST	10000 + GST
Magnolia 2 (2 BHK + 2T)	156000 + 18% GST	119658/- + 18% GST	10000 + GST
Vrinda-1 (1 BHK)	111375 + 18% GST	85429/- + 18% GST	10000 + GST

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

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Schedule of Payments for Phase- 1 and Phase- 2		
a	At the time of booking	10%
b	Within 45 days from booking	10%
c	On Completion of foundation	10%
d	On Completion of first floor roof	10%
e	On Completion of fifth floor roof	10%
f	On Completion of ninth floor roof	10%
g	On Completion of thirteenth floor roof	10%
h	On Completion of Internal Painting	10%
i	On Completion of first coat of external painting	10%
j	Within 30 Days from the date of offer of possession	10%

S No.	Stage Wise time schedule of completion	Expected Completion Date for Ph 1	Expected Completion Date for Ph 2
1	Completion of Structure of the Building	December,2025	December, 2026
2	Completion of Internal Building work and Development works	June,2027	May, 2028
3	Grace Peroid of Nine Months	February,2028	July, 2028
4	Commencement of Handover with Grace Peroid of Seven Months	September,2028	April, 2029

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.



PAYMENT RELATED INFORMATION

- All cheques / drafts to be made in favour of “ **ASHIANA HOUSING LTD MASTER COLL A/C**”, A/c No:**59238010101010** for Ph 1 and "**ASHIANA VATSALAYA AHL PH2 MASTER COL A/C**" A/c No: **'9999900000304'** for Phase 2.
- 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 Advance Service Fee shall be payable by the Allottee to Ashiana Maintenance Services LLP not later than one (1) month prior to the scheduled date of possession of the Unit. The Advance Service Fee shall constitute a non-refundable fee, charged by the Maintenance Agency for the purpose of provisioning a high standard of ongoing maintenance and specialized services to the senior living community. This fee shall be deemed as charges for services rendered, including but not limited to research conducted, corporate exp, hiring, training and innovation introduced from time to time as and when required for upscaling and to meet the needs of making the life of seniors comfortable. The Advance Service Fee so paid shall be valid for a period of 15 years amortized monthly up to 15 years.

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.
- Upfront Maintenance of 12 months would be charged one month before possession in favour of 'Ashiana Maintenance Services LLP'

MISCELLANEOUS :-

- ← Above mentioned price includes the facility of TNEB charges, connection to sewage treatment plant, gas pipe connection & documentation.
- ← The Promoter represents that Planning Authority has approved 48 covered car parking spaces including 15 visitor car parking spaces and 115 open car parking spaces in Ashiana Vatsalya Phase I. The Promoter represents that 33 covered car parking spaces will be earmarked by the Promoter for certain 3 BHK and 2 BHK units (Reserved Car Park).
- ← Open Car parking spaces will be open for all the units excluding the units which are earmarked exclusive covered car parking spaces. The Allottee of such units who are not earmarked any car parking space will be allowed to park his vehicle in the open parking space on “first come first park basis” subject to availability of the parking spaces.
- ← 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 : 26/02/2024

Activity	Details
Security	* 24 x7 hours gate management. Over all security management of the society
Horiculture	* Upkeep and maintain the green space of the project
Houskeeping	* Upkeep of the common area * Once daily mopping & brooming inside unit * Once a month deep cleaning inside unit * Garbage management
Repair & Maintenance Services	* Regular maintenance of common area. (Electrical, Plumbing, Mason and etc.)
Annual maintenance Charges (AMC)	* Maintenance and support for a specific equipment and asset.
Transportation (6 times a day for 6 days in a week)	* It provide to access local market, bank, hospital, recreation and etc.
Emergency Response and First Aid	* Emergency Response system and nurse on campus with first aid facility. * Ambulance and tie-up with Doctor for OPD five times in a week. * Ambulance, nurse, doctors part of maintenance charges but we also charge nominal charges towards the services.
Dining hall manpower	* Café manpower is part of Fixed expenses
Club house management	* The administration, coordination, and oversight of activities and services within a clubhouse setting.
Administration & Activities	* Administration and activities management, salaries, accounts, stores, telephone cost, management newsletter, stationary and activity centre.
Temple	* Unkeep of temple complex and performance of pooja and religious activities.
Floating Charges	* Power and water required for common areas, common lighting, running of pumps, lifts, activity centre, dining services etc. * Running cost of generator (diesel & mobil) shared proportionately as per usage of area.
Capital	* To Cover the major capital repairs, replacements of equipment (transformer, generator, lift cage etc) and facilities along with periodic outside painting of the building, water network, Gym Equipment, CCTV, LPG, Swimming pool, Golf Cart, Shuttle services & relaying of road

Type	Super Area	Monthly Maintenance Charges
Lavender (3 BHK)	1530 sq ft	12224 +18% GST
Magnolia 1 (2 BHK + 2T)	1248 sq ft	9971 + 18% GST
Magnolia 2 (2 BHK + 2T)	1248 sq ft	9971 + 18% GST
Vrinda-1 (1 BHK)	891 sq ft	7119 +18% GST

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.
- This time we are charging per day Rs 230 + GST for the three meals and two time Tea/coffee in Ashiana Shubham. This is only indicative and final charges would be shared at the time of handover.
- 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.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.