



Ashiana Mulberry, Sohna

Price list w.e.f 1/2/2017 To 30/4/2017 (Tower- 1, 2 & 3)

Ashiana 30Yrs Celebration Plan

10 : 80 : 10 Subvention Plan With Assured Monthly Rental (Till Offer Of Possession - June 2019)

- Get Monthly Rental equivalent amount till Offer of Possession (June 2019)
- No EMI Till Offer Of Possession (June 2019)
- Home Loans available from all major banks / housing finance Companies like HDFC, ICICI, PNBHFL

Type	Super Built up Area	Basic Sale Price (BSP) Per Sq.ft	Basic Sale Price amount	Total Estimated Benefits under the scheme (Refer the illustration)	Net Effective Basic Sale Price
A	1730 sq.ft (160.72 Sqmtr)	4850/-	83,90,500/-	20,31,500/-	63,59,000/-
B	1465 sq.ft (136.10 Sqmtr)	4850/-	71,05,250/-	17,23,300/-	53,81,950/-
C	1210 sq.ft (112.41 Sqmtr)	4850/-	58,68,500/-	14,22,900/-	44,45,600/-

ILLUSTRATION

Type	Super Built up Area	Assured Rental equivalent amount per month	Total Rental Benefit from 1-2-2017 to 30-6-2019 *	EMI Subvention amount contribution by Ashiana #	Total Estimated benefit under the scheme
A	1730 sq.ft (160.72 Sqmtr)	18,000/-	5,04,000/-	15,27,500/-	20,31,500/-
B	1465 sq.ft (136.10 Sqmtr)	15,000/-	4,20,000/-	13,03,300/-	17,23,300/-
C	1210 sq.ft (112.41 Sqmtr)	12,000/-	3,36,000/-	10,86,900/-	14,22,900/-

* Rental amount is calculated on basis of 28 months starting from 01-02-2017 up to 30-06-2019. The actual amount may vary depending upon the month of booking and month of handover of possession.

EMI Subvention amount is calculated based on loan amount equivalent to 80% of Cost of Property (COP), Home Loan Rate of Interest @ 8.50% p.a, Subvention period of 28 months and estimated milestone achievement date of construction. The actual amount shall vary based on variation in any of the above factors.

Preferential Location Charges (PLC)

Ground	-	1 st Floor	:	Rs. 200/ Sqft
2nd	-	4 th Floor	:	Rs. 150/ Sqft
5 th	-	8 th Floor	:	Rs. 100/ Sqft
9 th	-	10 th Floor	:	Rs. 75/ Sqft
Green Facing			:	Rs. 100/ Sqft

(Extra terrace space beyond typical balcony area, on any floor, shall be charged extra @ Rs. 1500/ Sft.)

Car Parking Charges (Exclusive Right of Usage Only)

Basement (Single Bay)	:	Rs. 2,50,000 per bay
Basement (Double Bay)	:	Rs. 4,00,000 per bay

Note:

- ❖ 1 basement car parking is mandatory with every apartment

Other Charges:

External Development Charges (EDC)	:	Rs. 460/ Sqft
Infrastructure Development Charges (IDC)	:	Rs. 35/ Sqft
Club Development Charges(CDC)	:	Rs. 1,50,000 per apartment
Electrical Substation Charges (ESS)	:	Rs. 50/ Sqft
Fire Fighting Charges(FFC)	:	Rs. 50/ Sqft
Power backup installation	:	Rs. 20,000 per KVA (4 KVA for 2 BHK/ 2 BHK+ Study, 5 KVA for 3 BHK) - Running cost extra
Reticulated Cooking Gas installation	:	Rs. 10,000 per Apartment (Running cost extra)
Interest Free Maintenance Security (IFMS)	:	Rs. 20/ Sqft
24 months Advance Maintenance Charges	:	Rs. 2.50 / Sqft per month (Subject to change) + ST Extra

Payment Plan**10:80:10 Subvention Plan**

Stage	Percentage (%)	Contributor
Booking Amount	10% of COP	Customer Contribution
With in 30 Days	10% of COP	Bank Contribution
Casting of Basement Roof Slab	40% of COP	
4th Floor Roof Slab	5% of COP	
8th Floor Roof Slab	5% of COP	
12th Floor Roof Slab	5% of COP	
Top Floor Roof Slab	5% of COP	
Completion of Brick Work	10% of COP	
External Plaster	5% of COP	Customer Contribution
At time of Possession	5% of COP	

* COP = BSP + PLC + Car Parking + EDC/IDC + Club Development Charges + ESS + FFC

Note:

- All the payments have to be made by Cheque/ DD in favor of “Ashiana Dwellings Pvt Ltd Main Escrow A/C”
- **The Assured Rental amount shall be payable from the month after completion of 10% COP payment and execution of Apartment Buyer Agreement. However the payout of Assured rental amount will be made after receiving first disbursement from the bank.**
- **Under Subvention Scheme : * ***
 1. After paying customer contribution amount further payment terms is as per the above Payment Plan (10:80:10)
 2. Ashiana Dwellings Pvt. Ltd will provide the facility of subvention till offer of possession.
 3. The allottee shall be bound to avail home loan from the empanelled banks / HFI which have approved the subvention scheme for the project.
 4. Timely payment is the essence of the allotment / agreement. Allottee shall be responsible for making payment in a time bound manner as per the given payment terms.
 5. Payment of subvention by the company and assured rental is subject to timely payment by the allottee as per the invoice.
- The company reserves the right to withdraw or extend the scheme at its own discretion without any prior notice.
- The Company reserves the right to revise the price from time to time without giving any prior notice.
- External Development Charges (EDC) & Infrastructure Development Charges (IDC) are pro-rated per Sqft of super built up area as applicable to this Group Housing project. In case of any revision (retrospective or in future), the same would be payable on pro-rata basis from the Applicant/Allottee. The above mentioned figures are indicative only
- Possession : As mentioned in the Application form and Apartment Buyer Agreement
- The area of apartment being allotted is Super-Built-Up area including covered area/ Built-Up-Area plus proportionate share of common areas and facilities as described in the Application form and Apartment Buyer Agreement.
- All building plans, layouts, specifications are subject to change / modification or revision as decided by the company / architect or any other competent authority.
- Service Tax and VAT as applicable would be payable by customer as per payment demand. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
- Electric meter connection charges and water meter connection charges shall be payable at possession as demanded by the Company.
- Stamp Duty/ Registration Charges/ Legal expenses shall be payable along with the last installment based on the prevailing rates at that time.
- The above installments shall become due as and when the stage of construction is achieved in respective towers or apartment irrespective of the order in which it appears above
- The company may in its sole discretion, permit assignment of an allotment only after receipt of minimum 25% of price of flat along with any other dues/ outstanding / interest on delayed payments etc. and payment of administrative charges @ Rs. 100.00 Per Sft or any other fees as described by the company from time to time . In case of bank loans, the allottee shall be responsible for the transfer of bank loan to his transferee and for all bank charges, such as processing fees, foreclosure charges or any other charge, fee, commission levied by the leading bank / Housing Finance Institutions(HFI)
- The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application form and Apartment Buyer Agreement.
- The Complex Maintenance & facilities Management services shall be organized by a subsidiary of Ashiana Homes Pvt. Ltd. Or any other nominated agency
- The Advance Maintenance Charges (AMC) shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area, House Keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, Fire Pumps, EPABX system and other common area electro mechanical equipments including their Annual Maintenance Charges, services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex.
- Interest Free Security for Facilities Management (IFSFM) is a security deposit which shall be used in case of default/arrears in the payments towards Maintenance Charges, Electricity payment over dues etc.. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottee in the event Ashiana Dwellings Pvt. Ltd. or its nominee maintenance agency/company cease to organize the services of facilities management & maintenance
- The Complex Club Development Charge is only towards provision of fittings, fixtures, furniture, furnishings, interiors, equipments etc. in the Complex Club. The club shall be exclusively for the use of residents only.
- Please refer to the Application Form / Apartment Buyer Agreement for detail terms and conditions for allotment.
- Above area is tentative and subject to change.