



Ashiana Mulberry, Sohna

Price list w.e.f 1 - 5 - 2017

10 : 80 : 10 Pre EMI Subvention Payment Plan (Till Offer of Possession)

<i>Accommodation</i>	<i>Type</i>	<i>Saleable Area (1 Sqm. = 10.76 Sft.)</i>	<i>Covered / Unit Area (1 Sqm. = 10.76 Sft.)</i>	<i>Carpet Area (1 Sqm. = 10.76 Sft.)</i>	<i>Basic Sale Price (BSP)</i>
3 BR + 3 Toilets	A	1730.00 Sft. (160.72 Sq. Mtr.)	1388.02 Sft. (128.95 Sq. Mtr.)	994.16 Sft. (92.36 Sq. Mtr.)	Rs. 82,17,500/-
2 BR + Study+ 2 Toilets	B	1465.00 Sft. (136.10 Sq. Mtr.)	1178.01 Sft. (109.44 Sq. Mtr.)	834.96 Sft. (77.57 Sq. Mtr.)	Rs. 69,58,750/-
2 BR + 2 Toilets	C	1210.00 Sft. (112.41 Sq. Mtr.)	982.54 Sft. (91.28 Sq. Mtr.)	697.83 Sft. (64.83 Sq. Mtr.)	Rs. 57,47,500/-

Preferential Location Charges (PLC) :

Ground - 1 st Floor	:	Rs. 200/ Sqft
2 nd - 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

Rights of exclusive usage only shall be given for Covered Parking at Basement Level

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

Note:

❖ 1 basement car parking is mandatory with every apartment

Club Development Charges	:	Rs. 1,50,000/-
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)

Statutory Charges :

External Development Charges (EDC)	:	Rs. 460/ Sqft
Infrastructure Development Charges (IDC)	:	Rs. 35/ Sqft

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Maintenance Charges

IFSFM (Interest Free Security for Facilities Management) : Rs. 20/ Sqft

AMC (Advance Maintenance Charges for 2 years) : Rs. 2.50 / Sqft per month (Subject to change) + ST Extra

Payment Plan**10 : 80 : 10 Pre EMI Subvention Plan**

Stage	Percentage (%)	Contributor
Booking Amount	10% of COP *	Customer Contribution
Within 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

** Allottee must have loan eligibility and shall be exclusively be responsible for payment as per mentioned payment plan

Additional charges on offer of possession: IFSFM + AMC + LPG Connection + Electric Meter Connection + Stamp Duty + Registration + Legal Expenses

Note:

- All the payments have to be made by Cheque/ DD in favor of **“Ashiana Dwellings Pvt. Ltd. Main Escrow A/C”**.
- All payment stages apply to the respective tower or respective dwelling unit booked irrespective of the stage of construction in other towers of the project
- **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 is subject to timely payment by the allottee as per the invoice.
- 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 flats being charged is Saleable area including Carpet Area of the apartment , Covered Area / Unit Area plus proportionate share of common areas and facilities as described in the application form and Apartment Buyer Agreement. Saleable area is mentioned for the purpose of information only of the Allottee and to relate with earlier sale of similar flats in the on-going project prior to commencement of RERA

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- 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 and / or GST 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 tower / dwelling unit booked by the applicant / allottee 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
- 2 years Advance Maintenance Charges (AMC) shall be payable at possession as decided by the company, as per the prices prevailing at the time of possession. Rates mentioned in here are indicative only.
- 2 years 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. The 2 years AMC has been fixed in context of the prices prevailing as on 31-01-2015 and may be changed depending upon variation in the prices prevailing at the time of possession.
- 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 within the provision of RERA 2016.
- Any / All price list issued prior to 01-05-2017 stand revoked and invalid henceforth