

Price as on 27th Jun' 2022 (Phase IV)

Type of Unit	Unit Price				
	PL-1 (%)	PL- 2 (#)	PL- 3 (*)	PL- 4	PL- 5
Phase - I, II & III Completely Sold Out					
Phase - IV					
Block - 3 & Block - 7					
Tulsi - 2 (3 BHK + 2T)					
1st to 4th Floor	72.35	69.45	69.05	68.05	NA
5th to 8th Floor	70.55	67.55	67.40	66.40	NA
9th to 10th Floor	68.85	65.45	64.75	63.75	NA
Tulsi- 3 (3BHK +3T)					
1st to 4th Floor	NA	77.24	NA	NA	NA
5th to 8th Floor	NA	75.34	NA	NA	NA
9th to 10th Floor	NA	73.39	NA	NA	NA
Manjari - 2 (2 BHK +2T)					
1st to 4th Floor	NA	NA	NA	NA	52.76
5th to 8th Floor	NA	NA	NA	NA	52.06
9th to 10th Floor	NA	NA	NA	NA	51.26
Vrinda- 3 (1 BHK + 2T)					
1st Floor	NA	NA	NA	NA	41.94
Vrinda- 2 (1 BHK + 2T)					
1st to 4th Floor	NA	NA	NA	NA	37.64
5th to 8th Floor	NA	NA	NA	NA	37.04
9th to 10th Floor	NA	NA	NA	NA	36.59

Additional Charges (Payable within 30 days from offer of possession)

Type	Reducing Interest Free Management Deposit	Documentation Charges	Wiremesh (Optional)
Tulsi - I (3 BHK + 2T + Store)	160860	7000	28000
Manjari - I (2 BHK +2T + Store)	131775	7000	21100
Vrinda - I (1BHK + 2T)	89040	7000	15200
Tulsi - 2 (3 BHK + 2T + Store)	163065	7000	28000
Tulsi- 3 (3BHK +3T)	183120	7000	
Manjari - 2 (2 BHK +2T + Store)	132615	7000	
Vrinda -3 (1 BHK+ 2T + Store)	99435	7000	
Vrinda -2 (1 BHK+ 2T + Store)	88305	7000	

Note: *For wiremesh Rs. 2700/- extra of corner units.

Stamp duty and registration charges would be payable as applicable & GST is over and above of mentioned prices/charges.

Type	Super Area	Carpet Area as per RERA	Balcony Area
Tulsi - I (3 BHK + 2T + Store)	1532 sqft (142.32 sq m)	1037 sqft (96.34 sq m)	131 sqft (12.17 sq m)
Manjari - I (2 BHK +2T + Store)	1255 sqft (116.59 sq m)	839 sqft (77.94 sq m)	133 sqft (12.35 sq m)
Vrinda - I (1BHK + 2T)	848 sqft (78.78 sq m)	562 sqft (52.21sq m)	72 sqft (6.68 sq m)
Tulsi- 3 (3 BHK +3T)	1744 sqft (162.02 sq m)	1172 sqft (108.92 sq m)	172 sqft (16 sq m)
Tulsi - 2 (3 BHK + 2T + Store)	1553 sqft (144.27 sq m)	1058 sqft (98.30 sq m)	131 sqft (12.15 sq m)
Manjari - 2 (2 BHK +2T + Store)	1263 sqft (117.33 sq m)	842 sqft (78.20sq m)	126 sqft (11.70 sq m)
Vrinda -3 (1 BHK+ 2T + Store)	947 sqft (87.97 sq m)	601 sqft (55.80sq m)	126 sqft (11.70 sq m)
Vrinda -2 (1 BHK+ 2T + Store)	841 sqft (78.13 sq m)	551 sqft (51.19 sq m)	88 sqft (8.22 sq m)

RERA Reg. No. For Ph-1 RAJ/P/2017/028 & Ph-2 RAJ/P/2018/646 & Ph-3 RAJ/P/2019/1051 & Ph-4 RAJ/P/2021/1554

Schedule of Payments

Flexy Payment Plan, benefit @ 3% Block 3	
a. At the time of booking	10%
b. Payable within 30 days from booking	10%
b. Payable within 90 days from booking	45%
d. Payable on application of CC	25%
e. Payable within 30 days from the date of offer of possession	10%

Down Payment (DP) Benefit @ 6% for Phase IV	
a. At the time of booking	10%
b. Within 60 days from booking	85%
c. Within 30 days from the date of offer of possession	5%

Rental Benefit _Rental Cheque Till Possesstion for Phase-IV	
a. At the time of booking	10%
b. Within 60 days from booking	85%
c. Within 30 days from the date of offer of possession	5%

Schedule of Construction of Project

Phase - I, II & III Possession started

S. No.	Stage of Phase	Expected Completion Date Phase -IV
1.	Completion of Structure of the Building	September 2022
2.	Completion of Internal building work and development work	April-24
3.	Obtaining Completion Certificate	June-24
4.	Grace period of fifteen months	December-24
5.	Commencement of Handingover	December-24

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 70 days 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.

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 NIRMAY PH3 U/O AHL MASTER COL AC' For Ph-3**" & "**ASHIANA NIRMAY PH4 UO AHL MASTER COL AC' For Ph-4**"
 - Deduction of Tax @ 1% on the total price of the unit of Rs.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 allottee.
 - Reducing Interest-Free Management Deposit @ 105/- sq ft on super area valid for 15 years would be payable within 30 days from the date of the offer of possession in favor of '**ASHIANA Maintenance Services LLP**'.
 - Every unit will be charged Rs. 500/- per month for the dining in services. However, this amount can be redeemed for Rs. 600/- value in the Café. This would be charged on occupancy of the unit and can be revised from time to time.
 - For wiremesh requirement please inform to booking officer during booking time.
 - GST is Over and above mentioned prices are subject to change without notice.
 - All units have been provided with access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipeline.
- The allottee(s) understands that the project comprises of open and covered 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. Those Allottee who have not availed the option of covered parking will be earmarked open parking. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked and some units maybe earmark with more than one parking.
- All building plans, layout Specifications etc. are tentative and Subject to variation and modification as decided by the Promoter or competent authority sanctioning such plans.

Bank Account details of Nirmay Phase 3

Account Number - 50200036405043
ASHIANA NIRMAY PH3 UO AHL MASTER COLL AC
HDFC Bank Ltd
E-6, Masjid Moth, GK 2
Pin - 110048
IFSC - HDFC0000027

Bank Account details of Nirmay Phase 4

Account Number - 59222000000008
ASHIANA NIRMAY PH4 UO AHL MASTER COL AC
HDFC Bank Ltd
Neelam Chowk, Bhiwadi, Rajasthan
IFSC - HDFC0005460

BUDGET FOR MONTHLY MAINTENANCE COST

Estimated as on 1st Apr '2022

Activity	Details	Cost / sq ft on Super Area/Month (in Rs.)
Maintenance	*24 hours security and concierge services for each tower. * CCTV coverage of appropriate areas. * Landscape maintenance, where we will take care of the health of the lawns, greenery and all trees and flowers in the complex. * Operators for the whole complex for water supply, power back up and working of sewerage treatment plant. * On call electrician, plumbers services, helpers, carpenter & mason for the maintenance of the complex common areas and certain internal repairs. * Upkeep of various central facilities like pool, gym, activity pool, gym, activityntral facilities like centre, AMC of capital equipment etc.	1.96
Wellness Management	Wellness expert, activity executive, social worker, gym trainer etc for various activities and wellness of the residents.	
Emergency Response System	Help desk centrally monitored to give emergency services.	
Transportation	Transportation facility within the project and scheduled transportation for local shopping and Gurgaon.	
Management of Temple	Pujari and Vidhyarthi for the pooja at the temple.	
Administration cost	Apart from the maintenance as mentioned above, the admin team also would be responsible for the management of ' Pay by Use Services'like dining, ambulance services, care homes etc.	
Power Supply Charges	Power required for common lighting, running of pumps, lifts, sewerage Treatment plant etc. and running of generator (diesel and mobil) shared proportionately.	0.76
Capital Charges	Capital Charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.43
Total Charges		3.15 + GST &/or other taxes (if applicable)

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 offer of possession.
- 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 super area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- Services will be provided by 'Ashiana Maintenance Services LLP'.

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<http://www.rera-rajasthan.in/Home/ViewProject?id=mwAAAA>