

Price List & Payment Terms
Effective From: - 19 February, 2012

| Areas and Type | Area Sq. ft. (Sq.mt.) | Rate per Sq.ft. (Sq.mt.) | Basic Cost | Car Parking | STP Connection charges | External Electrification charges | Lease Rent Deposit | Total Price |
|---|------------------------------|---------------------------------|-------------------|--------------------|-------------------------------|---|---------------------------|--------------------|
| Tulsi 1 (3BR) | | | | | | | | |
| GF & 1 st Floor | 1480(137.55) | 2180(23465) | 3226400 | 75000 | 14800 | 15000 | 29600 | 3360800 |
| 2 nd & 3 rd Floor | 1480(137.55) | 2140(23035) | 3167200 | 75000 | 14800 | 15000 | 29600 | 3301600 |
| 4th Floor | 1480(137.55) | 2100(22604) | 3108000 | 75000 | 14800 | 15000 | 29600 | 3242400 |
| Tulsi 2 (3BR) | | | | | | | | |
| GF & 1 st Floor | 1420*(131.97) | 2180(23465) | 3095600 | 75000 | 14200 | 15000 | 28400 | 3228200 |
| 2 nd & 3 rd Floor | 1420*(131.97) | 2140(23035) | 3038800 | 75000 | 14200 | 15000 | 28400 | 3171400 |
| 4th Floor | 1420*(131.97) | 2100(22604) | 2982000 | 75000 | 14200 | 15000 | 28400 | 3114600 |
| Manjari 1 (2BR) | | | | | | | | |
| GF & 1 st Floor | 1160(107.80) | 2180(23465) | 2528800 | 75000 | 11600 | 15000 | 23200 | 2653600 |
| 2 nd & 3 rd Floor | 1160(107.80) | 2140(23035) | 2482400 | 75000 | 11600 | 15000 | 23200 | 2607200 |
| 4th Floor | 1160(107.80) | 2100(22604) | 2436000 | 75000 | 11600 | 15000 | 23200 | 2560800 |
| Manjari 2 (2BR) | | | | | | | | |
| GF & 1 st Floor | 1140(105.95) | 2180(23465) | 2485200 | 75000 | 11400 | 15000 | 22800 | 2609400 |
| 2 nd & 3 rd Floor | 1140(105.95) | 2140(23035) | 2439600 | 75000 | 11400 | 15000 | 22800 | 2563800 |
| 4th Floor | 1140(105.95) | 2100(22604) | 2394000 | 75000 | 11400 | 15000 | 22800 | 2518200 |
| Manjari 3 (2BR) | | | | | | | | |
| GF & 1 st Floor | 1135(105.48) | 2180(23465) | 2474300 | 75000 | 11350 | 15000 | 22700 | 2598350 |
| 2 nd & 3 rd Floor | 1135(105.48) | 2140(23035) | 2428900 | 75000 | 11350 | 15000 | 22700 | 2552950 |
| 4th Floor | 1135(105.48) | 2100(22604) | 2383500 | 75000 | 11350 | 15000 | 22700 | 2507550 |
| Vrinda (1BR) | | | | | | | | |
| GF & 1 st Floor | 845(78.53) | 2180(23465) | 1842100 | 75000 | 8450 | 15000 | 16900 | 1957450 |
| 2 nd & 3 rd Floor | 845(78.53) | 2140(23035) | 1808300 | 75000 | 8450 | 15000 | 16900 | 1923650 |
| 4th Floor | 845(78.53) | 2100(22604) | 1774500 | 75000 | 8450 | 15000 | 16900 | 1889850 |

SCHEDULE OF PAYMENTS

| | |
|------------------------------|-----|
| 1. At the time of Booking | 10% |
| 2. Within 30 days of Booking | 90% |

Notes:

- * Area of Tulsi-2 in **Phase I** is **1410 sq.ft.** and therefore the price has to be adjusted accordingly.
- **Reducing interest free Management deposit** (refundable on pro-rata basis) at Rs. 60/-sq.ft. for 15 years. Cheque to be issued in favour of “**Ashiana Utsav**”.
- Premium Unit charges:
 - a. Type “A” - 20% of the basic cost
 - b. Type “B” - 17.5 % of the basic cost
 - c. Type “C” - 15 % of the basic cost
 - d. Type “D” - 5% of the basic cost.
- Extra Work will be charged separately.
- All Building plans, layouts, Specifications etc are tentative and subject to variation & modification as decided by the company or Competent authority sanctioning such plans.
- Above mentioned prices are subject to change without notice.
- Cost will increase/decrease on final measurement proportionately.
- All cheques / drafts to be made in favour of “**ASHIANA HOUSING LTD**” payable at **Delhi / Bhiwadi**. (Out station cheques will not be accepted)
- **Lifetime Club Membership Deposit Rs. 75,000 . Cheque to be issued in favour of “Ashiana Gymkhana”.**



BUDGET FOR MANAGEMENT AND MAINTENANCE COS

Jan 06, 2010

| ACTIVITY | DETAILS | COST/ SQ. FT. / MONTH (in Rs.) |
|---|--|--|
| SECURITY | 24 Hours Patrolling, Manning the entry and control room. | Rs 1.00/- sq ft (Approximately) will be charged as per actual expenditure |
| 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. | |
| LIFTS | Lift AMC, assistance and technicians who will insure working of lifts at all times. | |
| TEMPLE | Routine maintenance of temple premises | |
| OPERATION OF STP, GENERATOR, WATER PUMP, WATER TOWER | Operators for the whole Ashiana village complex to ensure water supply, power back up and working of STP. | |
| REPAIR & MAINTENANCE | On call electrician, plumbers, mason for the maintenance of the complex. | |
| ADMINISTRATION AND ACTIVITIES | Administration, activities management, accounts, stores, helpdesk, newsletter, stationary, and telephone cost. | |

NOTE:

1. The maintenance and management cost of the resort would be charged monthly as per **actual expense incurred on services mentioned above** on per square feet basis.
2. Besides the above, power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobil) will be shared proportionately, the approximate monthly cost is Rs. 0.20/sq.ft.
3. In addition, a capital fund will be created to cover the major capital repairs, replacements, up gradations or additions along with periodical outside painting of the buildings. Approximate monthly charges would be Rs. 0.15/sq.ft.
4. Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.
5. There will be complete transparency in the expenditure and receipt of the resort.
6. Audited accounts will be circulated once in a year.
7. Owners Association council will work as an advisory body.
8. The above working of cost is as per our estimates today as on Dec, 2010.