



ASHAR CODENAME

**GOLDEN MILE**

**THANE**

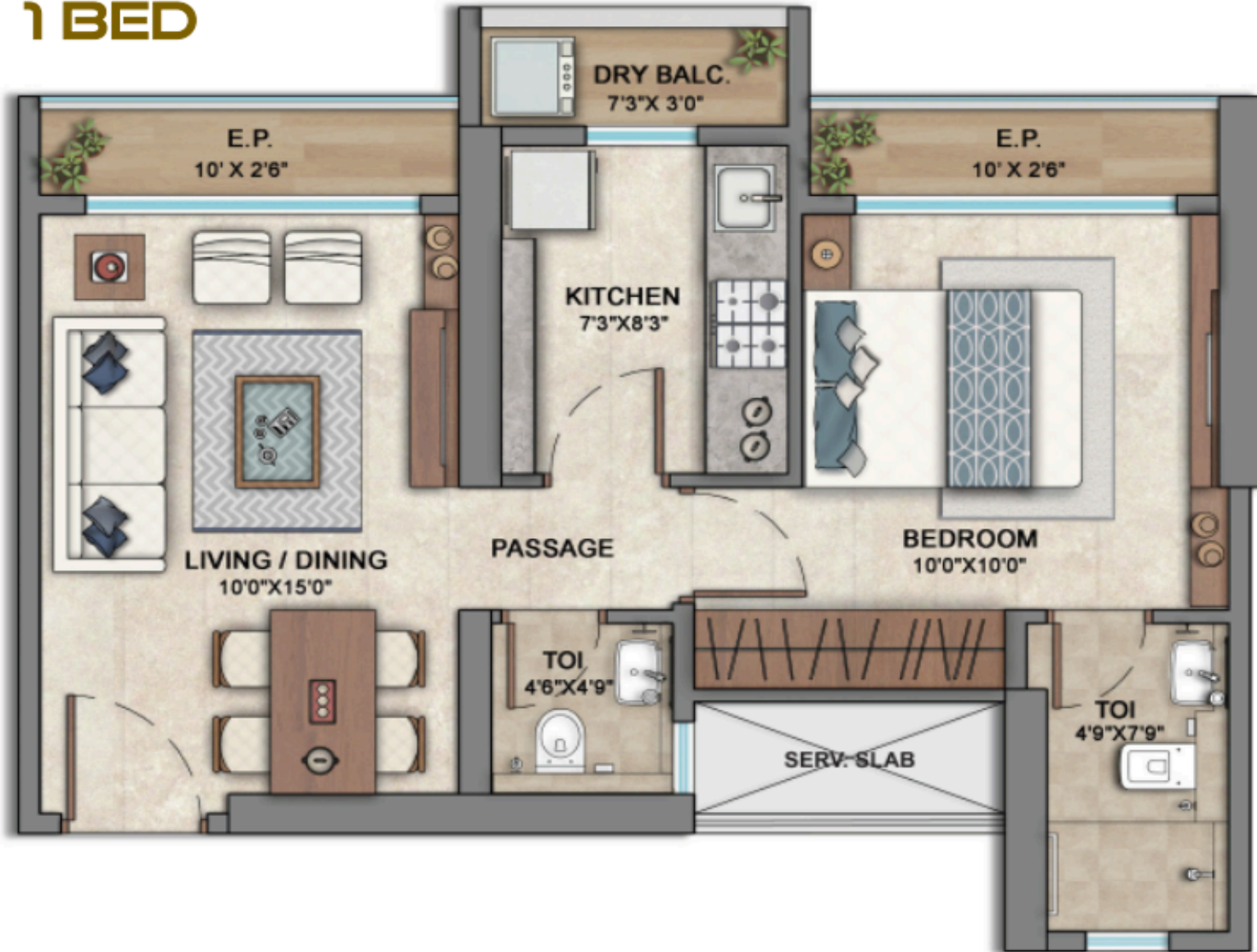
# EXTRA FEATURES ONLY AVAILABLE FOR ELITE SOCIETIES

- STUNNING 33-STOREY TOWERS
- DOUBLE HEIGHTED ENTRANCE LOBBIES
- MIVAN CONSTRUCTION TECHNOLOGY
- AMPLE CAR AND BIKE PARKING SPACE

 **ASHAR**



# 1 BED



## NEW-AGE RESIDENCES WITH EXTRA LIFE SPACES

- Natural ventilation in all rooms with large windows
- Spacious living & dining spaces
- Best in class floor to ceiling height
- Perfectly sized bedroom for king-size bed
- Space saving wardrobe niche in the bedroom
- Dry balcony attached to the kitchen
- Vastu-compliant, East-West facing
- Exclusive extra life spaces (E.P.)

## PRICE SHEET | ASHAR CODENAME GOLDEN MILE THANE - 1 BHK

Version 1.0 dt 9.01.2018 | Applicable for Tower B

For internal use only

| Unit number                                     |                                    | City Side (Unit no. 2) |                  |                  | Hill Side (Unit no. 5) |                  |                  |
|---|------------------------------------|------------------------|------------------|------------------|------------------------|------------------|------------------|
| Elements   Bands                                |                                    | Gold (9-13)            | Diamond (16-25)  | Platinum (28-33) | Gold (9-13)            | Diamond (16-25)  | Platinum (28-33) |
| <b>A. Unit details</b>                          | RERA Area                          | 386                    | 386              | 386              | 386                    | 386              | 386              |
|   | Enclosed Balcony                   | 38                     | 38               | 38               | 38                     | 38               | 38               |
|   | Uncharged area (EP+SB)             | 69                     | 69               | 69               | 69                     | 69               | 69               |
| <b>B. Unit cost</b>                             | Flat cost                          | 68,32,336              | 71,63,056        | 72,95,344        | 68,32,336              | 71,63,056        | 72,95,344        |
|   | Premium location charge            | -                      | -                | -                | 2,00,000               | 2,00,000         | 2,00,000         |
|   | Infrastructure cost                | 3,00,000               | 3,00,000         | 3,00,000         | 3,00,000               | 3,00,000         | 3,00,000         |
|   | Parking charges                    | 5,00,000               | 5,00,000         | 5,00,000         | 5,00,000               | 5,00,000         | 5,00,000         |
|   | One-time club house charge         | 1,08,000               | 1,08,000         | 1,08,000         | 1,08,000               | 1,08,000         | 1,08,000         |
|   | <b>Subtotal B: Agreement value</b> | <b>77,40,336</b>       | <b>80,71,056</b> | <b>82,03,344</b> | <b>79,40,336</b>       | <b>82,71,056</b> | <b>84,03,344</b> |
| <b>C. Legal charges</b>                         | Stamp duty at 6%                   | 4,64,420               | 4,84,263         | 4,92,201         | 4,76,420               | 4,96,263         | 5,04,201         |
|   | Registration                       | 40,000                 | 40,000           | 40,000           | 40,000                 | 40,000           | 40,000           |
|   | <b>Subtotal C</b>                  | <b>5,04,420</b>        | <b>5,24,263</b>  | <b>5,32,201</b>  | <b>5,16,420</b>        | <b>5,36,263</b>  | <b>5,44,201</b>  |
| <b>D. Other charges - Payable on possession</b> | Society Share Money                | 651                    | 651              | 651              | 651                    | 651              | 651              |
|   | Maintenance charges                | 79,373                 | 79,373           | 79,373           | 79,373                 | 79,373           | 79,373           |
|   | <b>Subtotal D</b>                  | <b>80,024</b>          | <b>80,024</b>    | <b>80,024</b>    | <b>80,024</b>          | <b>80,024</b>    | <b>80,024</b>    |
| <b>Grand Total: B+C+D</b>                       |                                    | <b>83,24,780</b>       | <b>86,75,343</b> | <b>88,15,568</b> | <b>85,36,780</b>       | <b>88,87,343</b> | <b>90,27,568</b> |
| GST   |                                    | 6,33,631               | 6,60,089         | 6,70,672         | 6,49,631               | 6,76,089         | 6,86,672         |

| Initial Payments |                          |                 |                 |                 |                 |                 |
|------------------|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Booking amount   | 45000                    |                 |                 |                 |                 |                 |
| 21 day payment   |                          |                 |                 |                 |                 |                 |
| Due date         | Tuesday, 29 January 2019 |                 |                 |                 |                 |                 |
| <b>Amount</b>    | <b>3,42,017</b>          | <b>4,03,553</b> | <b>4,10,167</b> | <b>3,97,017</b> | <b>4,13,553</b> | <b>4,20,167</b> |
| GST              | 30,961                   | 32,284          | 32,813          | 31,761          | 33,084          | 33,613          |

**Note:**

1. All statutory charges and taxes will be borne by Customer as per the rates applicable from time to time
2. Third party payments are not acceptable. Demand Drafts will have to be supported by a letter from the bank confirming that the same has been drawn from the applicant's account
3. Payment cheques to be in favour of:
4. GST payment cheques to be in favour of:



## NEW-AGE RESIDENCES WITH EXTRA LIFE SPACES

- Natural ventilation in all rooms with large windows
- Spacious L-shaped living & dining spaces
- Best in class floor to ceiling height
- Perfectly sized bedrooms for king-size bed
- Space saving wardrobe niche in both the bedrooms
- Dry balcony attached to the kitchen
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- Exclusive extra life spaces (E.P.)



## PRICE SHEET | ASHAR CODENAME GOLDEN MILE THANE - 2 BHK

Version 1.0 dt 9.01.2018 | Applicable for Tower B

For internal use only

| Unit number                                     |                                    |                          |                    |                    |                          |                    |                    |
|---|------------------------------------|--------------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|
| Elements   Bands                                |                                    | City Side (Unit no. 1,3) |                    |                    | Hill Side (Unit no. 4,6) |                    |                    |
|   |                                    | Gold (9-13)              | Diamond (16-25)    | Platinum (28-33)   | Gold (9-13)              | Diamond (16-25)    | Platinum (28-33)   |
| <b>A. Unit details</b>                          | RERA Area                          | 594                      | 594                | 594                | 594                      | 594                | 594                |
|   | Enclosed Balcony                   | 59                       | 59                 | 59                 | 59                       | 59                 | 59                 |
|   | Uncharged area (EP+SB)             | 86                       | 86                 | 86                 | 86                       | 86                 | 86                 |
| <b>B. Unit cost</b>                             | Flat cost                          | 99,21,682                | 1,04,31,022        | 1,06,34,758        | 99,21,682                | 1,04,31,022        | 1,06,34,758        |
|   | Premium location charge            | -                        | -                  | -                  | 3,06,000                 | 3,06,000           | 3,06,000           |
|   | Infrastructure cost                | 4,60,000                 | 4,60,000           | 4,60,000           | 4,60,000                 | 4,60,000           | 4,60,000           |
|   | Parking charges                    | 5,00,000                 | 5,00,000           | 5,00,000           | 5,00,000                 | 5,00,000           | 5,00,000           |
|   | One-time club house charge         | 1,62,000                 | 1,62,000           | 1,62,000           | 1,62,000                 | 1,62,000           | 1,62,000           |
|   | <b>Subtotal B: Agreement value</b> | <b>1,10,43,682</b>       | <b>1,15,53,022</b> | <b>1,17,56,758</b> | <b>1,13,49,682</b>       | <b>1,18,59,022</b> | <b>1,20,62,758</b> |
| <b>C. Legal charges</b>                         | Stamp duty at 6%                   | 6,62,621                 | 6,93,181           | 7,05,405           | 6,80,981                 | 7,11,541           | 7,23,765           |
|   | Registration                       | 40,000                   | 40,000             | 40,000             | 40,000                   | 40,000             | 40,000             |
|   | <b>Subtotal C</b>                  | <b>7,02,621</b>          | <b>7,33,181</b>    | <b>7,45,405</b>    | <b>7,20,981</b>          | <b>7,51,541</b>    | <b>7,63,765</b>    |
| <b>D. Other charges - Payable on possession</b> | Society Share Money                | 651                      | 651                | 651                | 651                      | 651                | 651                |
|   | Maintenance charges                | 1,22,242                 | 1,22,242           | 1,22,242           | 1,22,242                 | 1,22,242           | 1,22,242           |
|   | <b>Subtotal D</b>                  | <b>1,22,893</b>          | <b>1,22,893</b>    | <b>1,22,893</b>    | <b>1,22,893</b>          | <b>1,22,893</b>    | <b>1,22,893</b>    |
| <b>Grand Total: B+C+D</b>                       |                                    | <b>1,18,69,196</b>       | <b>1,24,09,096</b> | <b>1,26,25,056</b> | <b>1,21,93,556</b>       | <b>1,27,33,456</b> | <b>1,29,49,416</b> |
| GST   |                                    | 9,05,615                 | 9,46,362           | 9,62,661           | 9,30,095                 | 9,70,842           | 9,87,141           |

### Initial Payments

|                       |                          |
|-----------------------|--------------------------|
| Booking amount        | 45000                    |
| <b>21 day payment</b> |                          |
| Due date              | Tuesday, 29 January 2019 |
| <b>Amount</b>         | <b>5,07,184</b>          |
| GST                   | 44,175                   |
|                       | 5,77,651                 |
|                       | 5,87,838                 |
|                       | 5,67,484                 |
|                       | 5,92,951                 |
|                       | 6,03,138                 |
|                       | 46,212                   |
|                       | 47,027                   |
|                       | 45,399                   |
|                       | 47,436                   |
|                       | 48,251                   |

### Note:

1. All statutory charges and taxes will be borne by Customer as per the rates applicable from time to time
2. Third party payments are not acceptable. Demand Drafts will have to be supported by a letter from the bank confirming that the same has been drawn from the applicant's account
3. Payment cheques to be in favour of:
4. GST payment cheques to be in favour of:

# PRICING SUMMARY

| BAND*   | 1 BHK | 2 BHK  |
|---|-------|--------|
| AREA (IN SQ FT)                                     | 424   | 653    |
| SILVER (3 <sup>RD</sup> -13 <sup>TH</sup> FLOOR)    | 68.41 | 99.29  |
| GOLD (16 <sup>TH</sup> -25 <sup>TH</sup> FLOOR)     | 71.72 | 104.39 |
| PLATINUM (28 <sup>TH</sup> -33 <sup>RD</sup> FLOOR) | 73.05 | 106.43 |

## OTHER CHARGES:

- DEVELOPMENT CHARGES: 5 LACS
- INFRASTRUCTURE CHARGES: 1 BHK - 3 LACS, 2 BHK - 4.6 LACS
- ONE TIME CLUB CHARGE: 1 BHK - 1.08 LACS, 2 BHK - 1.62 LACS

\* ALL VALUE IN LACS. GST AND OTHER GOVT LEVIES AS APPLICABLE | ^ VIEW PREMIUM ADDITIONAL

# TERMS & CONDITIONS APPLY

BOOK AND REGISTER  
TODAY

**PAY  
NOTHING  
TILL JAN  
2020#**

| Sr. No | Payment Milestones                          | Payment Milestone      |
|--------|---|------------------------|
| 1      | Booking Amount                              | 45000                  |
| 2      | Within 21 days of Booking                   | 5% less booking amount |
| 3      | On Registration (Within 45 days of booking) | 25.0%                  |
| 4      | On initiation of Plinth                     | 14.9%                  |
| 5      | On Initiation of slab 1                     | 5.0%                   |
| 6      | On Initiation of slab 6                     | 4.0%                   |
| 7      | On Initiation of slab 11                    | 4.0%                   |
| 8      | On Initiation of slab 16                    | 4.0%                   |
| 9      | On Initiation of slab 21                    | 4.0%                   |
| 10     | On Initiation of slab 26                    | 4.0%                   |
| 11     | On completion of Brick work                 | 5.1%                   |
| 12     | On Completion of Internal Plaster work      | 5.0%                   |
| 13     | On Completion of External Plastering        | 5.0%                   |
| 14     | On Completion of Flooring Work              | 10.0%                  |
| 15     | Possession                                  | 5.0%                   |