Premium Kid Centric Homes, Gurgaon

amarah
ashiana
Kid Centric Homes

Price as on 19th October, 2026 [Phase-5]

In Lacs

Type of Unit	Unit Price			
	PL-1(%)	**PL-2(#)**	**PL-3($)**	**PL-4**
IRIS (4BHK + 4T)				
2nd to 6th Floor	419	N.A.	393	383
7th to 17th Floor	428	N.A.	400	390
1st, 18th to 20th Floor	414	N.A.	389	378
Tulip + (3BHK + 3T)				
2nd to 12th Floor	N.A.	340 Sold	N.A.	330 Sold
1st, 13th & 14th Floor	N.A.	329	N.A.	319 Sold
Lavender Premium (3BHK + 2T)				
2nd to 12th Floor	293	288	280 Sold	265
1st,13th & 14th Floor	290	285	276	263
Tulip 6 (3 BHK + 3T) 1254				
20th Floor	N.A.	N.A.	355	338

Terrace Units (Size & Price in Lacs)			Sold
T5-179: (656 sqft) 364/-	T5-180: (656 sqft) 330/- Sold	L3-181: (639 sqft) 316/-	L3-182: (639 sqft) 286/-

Type	Parking Earmarked
Iris + (4BHK + 4T)	Two (Stilt / Podium/Basement) Vehicle Parking
Tulip + (3BHK + 3T)	Two / One (Open / Stilt / Podium/Basement) Vehicle Parking
Lavender Premium (3BHK + 2T)	One (Open / Podium/Stilt) Vehicle Parking

* The lift shall not be connected directly with the basement for block no. 18. Please note that the entrance for the basement will be from the garden area for this block.

Note:-

GST will be applicable as per government norms.

Stamp duty and registration charges as applicable would be payable.

Unit Type	Carpet Area	Balcony Area
Iris 3 (4BHK + 4T)	1444 sq ft (297.19 sqmt)	297 sq ft (27.61 sqmt)
Iris 4 (4BHK + 4T)	1444 sq ft (297.19 sqmt)	288 sq ft (26.77 sqmt)
Tulip 3+ (3BHK + 3T)	1205 sq ft (111.95 sqmt)	242 sq ft (22.52 sqmt)
Tulip 4 + (3BHK + 3T)	1205 sq ft (111.95 sqmt)	233 sq ft (21.69 sqmt)
Tulip 5+ (3BHK + 3T)	1205 sq ft (111.95 sqmt)	214 sq ft (19.88 sqmt)
Tulip 6 (3BHK + 3T)	1254 sq ft (116.50 sqmt)	297 sq ft (27.61 sqmt)
Lavender 3 Premium (3BHK + 2T)	1000 sq ft (92.9 sqmt)	201 sq ft (18.70 sqmt)
Lavender 4 Premium (3BHK + 2T)	1000 sq ft (92.9 sqmt)	218 sq ft (20.24 sqmt)
Lavender 5 Premium (3BHK + 2T)	1000 sq ft (92.9 sqmt)	230 sq ft (21.34 sqmt)

RERA Registration No. – 15 of 2025

Kid Centric Homes, Gurgaon

amarah by ashiana Kid Centric Homes

Price as on 19th October 2026 [Phase-4]

In Lacs

Type of Unit	Unit Price			
	PL-1(%)	PL-2(#)	PL-3($)	PL-4
Tulip + (3BHK + 3T)				
2nd to 12th Floor	322	N.A.	N.A.	304 Sold
1st, 13th & 14th Floor	319	N.A.	N.A.	301 Sold
Lavender Premium (3BHK + 2T)				
2nd to 12th Floor	284	279 Sold	272 Sold	266 Sold
1st,13th & 14th Floor	279	274	267 Sold	261 Sold

Terrace Units (Size & Price in Lacs)			
T5-149: (740 sqft) 353/-	T5-159: (678 sqft) 349/- Sold	T5-163: (656 sqft) 348/- Sold	L3-165: (639 sqft) 302/ Sold
T5-150: (740 sqft) 321/- Sold	T5-160: (667 sqft) 316/- Sold	T5-164: (656 sqft) 316/- Sold	L3-166: (639 sqft) 274/- Sold
T5-157: (786 sqft) 356/- Sold	T5-161: (678 sqft) 349/- Sold	L3-155: (581 sqft) 298/-	
T5-158: (710 sqft) 319/- Sold	T5-162: (667 sqft) 316/- Sold	L3-156: (689 sqft) 277/-	

Type	Parking Earmarked
Tulip + (3BHK + 3T)	Two (Open / Stilt / Podium/Basement) Vehicle Parking
Lavender Premium (3BHK + 2T)	One (Open / Podium/Stilt) Vehicle Parking

* The lift shall not be connected directly with the basement for block nos. 13 and 14. Please note that the entrance for the basement will be from the garden area for these blocks.

Note:-

GST will be applicable as per government norms.

Stamp duty and registration charges as applicable would be payable.

Unit Type	Carpet Area	Balcony Area
Tulip 3+ (3BHK + 3T)	1205 sq ft (111.95 sqmt)	242 sq ft (22.52 sqmt)
Tulip 4 + (3BHK + 3T)	1205 sq ft (111.95 sqmt)	233 sq ft (21.69 sqmt)
Lavender 3 Premium (3BHK + 2T)	1000 sq ft (92.9 sqmt)	201 sq ft (18.70 sqmt)
Lavender 4 Premium (3BHK + 2T)	1000 sq ft (92.9 sqmt)	218 sq ft (20.24 sqmt)
Lavender 5 Premium (3BHK + 2T)	1000 sq ft (92.9 sqmt)	230 sq ft (21.34 sqmt)

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Schedule of Payments

Construction Link Plan (CLP) for Tower 18	
Milestone	**4 BHK**
At the time of booking	10% of Total Cost
45 days from booking	10% of Total Cost
On casting of Ground floor	10% of Total Cost
On casting of 5th floor	10% of Total Cost
On casting of 10th floor	10% of Total Cost
On casting of 14th floor	10% of Total Cost
On casting of 20th floor	10% of Total Cost
On start of flat flooring	10% of Total Cost
On application of OC	10% of Total Cost
30 days before offer of possession	10% Of Total Cost + IOP Charges

Possession Link Plan (PLP) for Phase 4 & 5	
Milestone	**Demand**
At the time of booking	10% of Total Cost
90 days from booking	20% of Total Cost
30 days before offer of possession	70% Of Total Cost + IOP Charges

Time Bound Plan (TBP) for Phase 4 & 5 except T-18	
Milestone	**Demand**
At the time of booking	10% of Total Cost
45 days from booking	10% of Total Cost
130 days from booking	20% of Total Cost
210 days from booking	20% of Total Cost
300 days from booking	20% of Total Cost
On application of OC	10% of Total Cost
30 days before offer of possession	10% Of Total Cost + IOP Charges

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 occupancy 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.



PAYMENT RELATED INFORMATION

- All cheques/ drafts to be made in favour of **"ASHIANA HOUSING LTD AMARAH PH 4 MASTER COLLECTION ACCOUNT"** for Phase 4 and **"ASHIANA HOUSING LTD AMARAH PH 5 MASTER COLLECTION ACCOUNT", Account No:** "777705227102" For Phase 5.
- Deduction of Tax @1% on the total cost 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 Promoter would be the responsibility of the allottee.
- Stamp duty and registration charges on agreement and sale deed would be payable as applicable.
- GST is over and above on the total cost. GST is subject to change without notice as per Govt norms.

Below Intimation of possession(IOP) charges are payable within 30 days from the date of offer of Possession

Unit Type	Documentation Charges	Water Charges	Upfront Maintenance Charges	IFMS
4BHK + 4 Bathroom (I3 / I4)	23,600	9,573	1,75,356	1,13,600
3BHK + 3 Bathroom (T3 / T4/ T5)	23,600	8,110	1,48,566	91,500
3BHK + 3 Bathroom (T6)	23,600	9,014	1,65,127	1,01,700
3BHK + 2 Bathroom (L3 / L4/ L5)	23,600	6,805	1,24,617	76,750

- IFMS and Upfront Maintenance of 12 months would be payable within 30 days from the date of offer of possession in favour of **"Ashiana Maintenance Services LLP".**
- Documentation charges would be payable within 30 days from the date of offer of possession in favour of "ASHIANA HOUSING LTD AMARAH PH 5 MASTER COLLECTION ACCOUNT".
- The supply of water in the Whole Project will be undertaken by the Government/ municipality authority after completion of requisite infrastructure which may take some time. Till such time the water in the Project will be provided through water tankers, the cost of which shall be proportionately payable by the residents. The allottee is required to pay upfront water charges payable within 30 days from the date of offer of possession in favour of Ashiana Maintenance Services LLP. For further details please discuss with your sales executive.

MISCELLANEOUS

- All units have been provided with access to community building, 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 randomly earmarked parking space for the exclusive use of each unit. Those allotee(s) 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 may be earmarked with more than one parking.
- All building plans, layouts, specifications, etc. are tentative and subject to variation and modification as decided by the promoter or competent authority sanctioning such plans.

Estimated as on 23rd July 2026

BUDGET FOR MONTHLY MAINTENANCE COST	
Activity	**Details**
Security	24 Hours security, along with maintaining the entry.
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.
Operation of STP, generator, water pump	Operators for the whole complex for power back up and working of Sewerage Treatment Plant.
Repair & maintenance	On call electrician, plumbers services, helper & mason for the maintenance of the complex and lifeguard for pool.
Live & Learn Programme	To encourage and promote overall development of the childeren by our Kids Centric team..
Administration cost	Administrative, accounting, stationary and miscellaneous cost.
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.
Capital Charges	Capital Charges would be there to cover the major capital repairs, replacements along with periodical outside painting of the buildings.

Type	Carpet Area	Monthly Maintenance Charges for One Year
Iris (4BHK + 4T)	1444 sq ft	Rs. 12384 +18% GST
Lavender Premium (3BHK + 2T)	1000 sq ft	Rs. 8800 +18% GST
Tulip + (3BHK + 3T) T3/T4/T5	1205 sq ft	Rs. 10492 +18% GST
Tulip + (3BHK + 3T) T6	1254 sq ft	Rs. 11662 +18% GST
The above common maintenance charges does not include the cost of actual consumption of water.		

NOTE:

- The above charges are tentative and may vary at the time of possession on the basis of prevailling rates and scope of work.
- 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 based on carpet area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- The above common maintenance charges does not include the cost of water, electricity and Gas.
- Services will be provided by **'Ashiana Maintenance Services LLP'.**

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