

Price List Tower – T1, T2 & T3

Rent Free Plan

(For detailed plan benefit referred to Page 3 of the Price List)

w.e.f. 01/09/16

Amount in (Rs.)

Accommodation	Type	Super Built-up Area	Basic Sale Price
3 BR + 3 Toilet	A1/A2/A3	1600 Sft. (148.69 Sq. Mtr.)	4,350,000/-
2 BR + 2 Toilet	B1	1250 Sft. (116.17 Sq. Mtr.)	3,450,000/-

Note : Above Basic Sale Price (BSP) of an Apartment Includes :

- External Electrification Charges (EEC)
- Fire Fighting Charges (FFC)
- Community Centre (Club) Facilities Charges
- Power Back-Up System Installation (1KW)
- Exclusive Right of Use for 1 No. Reserved Open Car Parking Space.

• **Preferential Location Charges :**

- Landscape Green Facing / Community Centre (Club) Facing : Rs. 50/Sft.
- 24.00 Mtr. Wide Main Road Facing : Rs. 50/Sft.
- Internal 18.00 Mtr. Wide Road Facing : Rs. 50/Sft.
- Corner : Rs. 25/Sft.
- Ground Floor Apartments : Rs. 125/Sft.
- 1st & 2nd Floor Apartments : Rs. 100/Sft.
- 3rd & 4th Floor Apartments : Rs. 75/Sft.
- 5th, 6th & 7th Floor Apartments : Rs. 50/Sft.

- **Additional Charges for upgrade from Open Reserved Car Parking Space to Covered Reserved Car Parking Space** : Rs. 100,000/ parking bay

Note : One car parking bay is mandatory/compulsory with each unit.

Maintenance Charges :

- Advance Maintenance Charges (AMC) for 2 years : Rs. 42/ Sft
- Interest Free Security for Facilities Management (IFSFM) : Rs. 20/ Sft.

Note :

- All payments must be made by Cheques/ Pay Order/ Demand Draft only in favour of "The Green Triveni Developer A/c Ashiana Greens - Escrow Account" payable at Jaipur only. **Outstation cheques shall not be accepted. No payments to be made by Cash.**
- Possession : August, 2017
- Above mentioned Prices are subject to change without any prior notice, at sole discretion of the Firm. Price prevailing on the date of booking acceptance shall be applicable.
- **Built-up Area = Super Built-up Area – 20%.**
The area of flat being allotted is Super-Built-Up / Saleable Area which includes Built-Up-Area/ Covered Area of flat plus proportionate share of common and service areas as detailed in the Application Form and the Flat Buyer Agreement.
- All building plans, layouts, specifications are tentative and subject to variation /modification or revision as decided by the Firm/Architect or any other competent authority.
- Service Tax, VAT, Labour Cess & any other Government taxes, Cess, Levies shall be charged extra as applicable.
- The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and Flat Buyer Agreement.

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PROJECT BY

GRREEN TRIVENI

Ashiana

Ashiana GREENS

PROJECT BY

GRREEN TRIVENI Ashiana

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PAYMENT PLAN

Rent Free Plan

Payment Terms :

On Booking	10% of Total Price of Flat
Within 1 month of Booking	10% of Total Price of Flat
December - 2016	50% of Total Price of Flat
April - 2017	25% of Total Price of Flat
At the time of Possession	5% of Total Price of Flat + Advance Maintenance Charges (AMC) + Interest Free Security for Facilities Management (IFSFM) + Stamp Duty & any other charges as described in the Provisional Allotment Letter / Flat Buyer Agreement / Application Form

Note :

- Total Price of Flat constitute of Price of Flat (Basic Sale Price + Charges for exclusive right to use reserved car parking space) , Preferential Location Charges, External Electrification Charges (EEC), Fire Fighting Charges (FFC) , Community Centre (Club) Facilities Charges, Power Back-up System Installation.
- The above installments shall become due as and when the stage of construction is achieved for your respective flat irrespective of the order in which it appears above.

Note :

1. Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra as applicable at the time of possession.
2. Any extra works executed in the flat shall be charged separately.
3. Individual Electric Meter Connection charges shall be charged extra as applicable, at the time of Possession.
4. Any future charges, cess or levies by Jaipur Development Authority (JDA) or any other competent government authority, shall be charged extra as per actual.
5. Recurring monthly charges for power back-up facility shall be borne and paid as per actual units consumed or on Super Area basis on the per unit rates as decided by the Maintenance Agency / Firm from time to time.
6. Firm shall also make provision for common area power back-up for lighting alongwith one lift in each building. The recurring monthly costs of common area lighting and other facilities shall be borne by the Allottee on Super Area basis or as per actuals units consumed on the unit rates as decided by the Maintenance Agency / Firm from time to time.
7. The Complex Maintenance & Facilities Management services shall be organized by the Firm through Green City Management Pvt. Ltd. or any other nominated agency.
8. External Electrification Charges (EEC) includes provision of Electrical Substation comprising of transformers, circuit breakers, panels, cable & street light installed in the Complex, but does not include cost & charges for Electric Load Sanction & Electric Feeder Line upto the Project Site which shall be payable extra at time of Possession as applicable.
9. Fire Fighting Charges (FFC) comprises of equipment & installation cost of Fire Fighting equipments.
10. If the Firm decides to provide reticulated cooking gas facility then the charges for the same shall be decided & demanded at appropriate stage.
11. 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 01/02/2014 and may be changed depending upon variation in the prices prevailing at the time of possession based on RBI index.

The Proportionate share of expenses on account of common area electricity consumption, Generator Power Back, Building Insurance (individual flat plus common areas) are not included in AMC and shall be charged extra as per actuals per units consumed or on super area basis as decided by the Firm.

The Advance Maintenance Charges (AMC) shall be levied from the date of deemed possession or as decided by the Firm.
12. Interest Free Security for Facilities Management (IFSFM) is a security deposit which shall be refunded to the individual allottee after deduction of any dues/ arrears of maintenance charges, common area electricity charges and power back up charges etc at the time the Firm or its nominated maintenance agency ceases to organize the maintenance services.
13. Community Centre (Club) Facilities Charges are the charges towards various Community facilities provided in the Community Centre (Club) & the Complex for the use of residents. Residents shall be expected to pay a nominal monthly recurring charge towards the use of these facility.
14. The Firm may in its sole discretion, permit assignment of an allotment only after receipt of minimum 50% of the Price of Flat alongwith any other dues/outstandings/interest on delayed payments etc., and payment of Administrative Charges @ Rs. 50/- per sft or any other fee as decided by the Firm from time to time.

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w.e.f. 01/09/2016

Benefit under Rent Free Plan

Accommodation	Type	Super Built-up Area	You Get Rupees	You Get Monthly Rent upto Offer of Possession (August 2017) for calculation purpose 11 month* is considered
3 BR + 3 Toilet	A1/A2/A3	1600 Sft. (148.69 Sq. Mtr.)	Rs. 12,000/month	Rs. 1,32,000/-
2 BR + 2 Toilet	B1	1250 Sft. (116.17 Sq. Mtr.)	Rs. 10,000/month	Rs. 1,10,000/-

- Get Fixed Monthly Rent Cheque upto Offer of Possession.
- Offer of Possession is schedule for August 2017. If there is any delay in Offer of Possession from the developer, fixed monthly rent cheque shall be continued to be paid by the developer to the Allottee for the delayed period also.
- *First fixed monthly rent cheque shall be given out to the Allottee after receipt of 20% of Total Price of Flat.
- If there is delay in payment of 20% of the total price of flat, then the fixed monthly rent cheque shall not be given for the delayed period to the Allottee and the developer shall not be responsible to compensate for the same.
- Monthly fixed rent cheque shall be given in the name of the first allottee only. Second Allottee shall not make any claim for such payment made by the developer to first allottee.

Payment Terms :

On Booking	10% of Total Price of Flat
Within 1 month of Booking	10% of Total Price of Flat
December - 2016	50% of Total Price of Flat
April - 2017	25% of Total Price of Flat
At the time of Possession	5% of Total Price of Flat + Advance Maintenance Charges (AMC) + Interest Free Security for Facilities Management (IFSM) + Stamp Duty & any other charges as described in the Provisional Allotment Letter / Flat Buyer Agreement / Application Form

Note :

- Total Price of Flat constitute of Price of Flat (Basic Sale Price + Charges for exclusive right to use reserved car parking space) , Preferential Location Charges, External Electrification Charges (EEC), Fire Fighting Charges (FFC) , Community Centre (Club) Facilities Charges, Power Back-up System Installation.
- The above installments shall become due as and when the stage of construction is achieved for your respective flat irrespective of the order in which it appears above.

For more details kindly contact : **Mr. Nitin Khatri** : **91-7568399995**
: **Mr. Jitendra Tilokchandani** : **91-7568399994**

Allottee Name : _____ Unit No. _____ Floor _____

Signature : _____ Tower _____