

PROJECT BY

GREEN TRIVENI

Ashiana

Ashiana GREENS

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Installment Payment Plan Tower – T1, T2 & T3 (Phase - 1)

Accommodation	Type	Carpet Area (as per RERA*) (1 Sqm. = 10.764 Sft.)	Covered / Unit Area (1 Sqm. = 10.764 Sft.)	Super Built-up Area (1 Sqm. = 10.764 Sft.)	Price Per Sft	Price of Apartment
3 BR + 3 Toilet	A1(1)/A1(2)/A1(3)/A2/A3	1030 Sft. (95.72 Sq. Mtr.)	1280 Sft. (118.96 Sq. Mtr.)	1600 Sft. (148.69 Sq. Mtr.)	₹ 2700/ Sft	₹ 43,20,000/-
2 BR + 2 Toilet	B1(1)/B1(2)/B1(3)/B1(4)	780 Sft. (72.49 Sq. Mtr.)	1000 Sft. (92.94 Sq. Mtr.)	1250 Sft. (116.17 Sq. Mtr.)	₹ 2700/ Sft	₹ 33,75,000/-

* RERA - Real Estate Regulatory Act

Note : GST - NIL

Preferential Location Charges (PLC) - Park Facing	:	₹ 300/Sft
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|--|---|------------------------------|
| • Additional Cost for Covered Reserved Car Parking Space | : | ₹ 1,25,000/- per parking bay |
| • Community Centre (Club) Facilities Charges | : | Free |
| • 33 KV HT Grid Supply Line Charges : | | |
| • 3 Bedroom | : | Free |
| • 2 Bedroom | : | Free |
| • Reticulated Pipe Cooking Gas Supply Charges | : | Free |

Additional Charges & Deposits (Payable at Offer of Possession) :

	2 BR + 2 Toilet	3 BR + 3 Toilet
Advance Maintenance Charges (AMC) shall be charged for the period upto 31st July 2020 only*		
Advance Common Area Electricity Charges for the period upto 31st July 2020 (This is initially being collected at Rs.800/- per flat per month and the final amount shall be worked out yearly on the basis of actual usage and any surplus/deficit shall be refunded/charged)		
Interest Free Maintenance Security Deposit (IFMSD)	₹ 25,000/-	₹ 32,000/-
Contribution towards Capital Equipment Repair & Replacement Fund	₹ 6,000/-	₹ 7,680/-

* Estimated charges based on current pricing. Cost shall be determined on actual basis upon start of services and reconciled every quarter.

w.e.f 23/05/2019

Contd.

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PAYMENT PLAN

Installment Payment Plan

Payment Terms :

On Booking	10% of Total Price of Apartment
On Execution & Registration of Agreement for Sale or Within 60 days from the date of booking whichever is earlier	85% of Total Price of Apartment
Within 90 days of Booking / Possession, whichever is earlier	5% of Total Price of Apartment + Advance Maintenance Charges (AMC) + Advance Common Area Electricity Charges + Interest Free Maintenance Security Deposit (IFMSD) + Contribution towards Capital Equipment Repair & Replacement Fund + Drinking water connection charges(Water Infrastructure Charges) & any other charges as described in the Agreement for Sale / Application Form

Brief Terms & Conditions

1. Project **Ashiana Greens - Phase - 1** comprises of Tower 1, 2, & 3 & facilities as defined in RERA registration (**Registration No. RAJ/P/2017/060**).
2. All payments must be made by Cheques/ Pay Order/ Demand Draft only in favour of :
"TGTD Master RERA Escrow Account Phase - I" payable at Jaipur only. **Outstation cheques shall not be accepted. Cash payment is not accepted.**
3. The Developer shall execute an "Agreement for Sale" upon receipt of 10% of Total Price of Apartment. This Agreement must be registered as mandated under RERA. Stamp Duty, Registration charges, and legal charges will have to be borne by Allottee.
4. **Total Price of Apartment** includes Price of Apartment, Additional Cost for Covered Reserved Car Parking Space, Preferential Location Charges, Community Centre (Club) Facilities Charges, 33 KV HT Grid Supply Line Charges, Reticulated Pipe Cooking Gas Supply Charges.
5. The Developer reserves the right to revise the price from time to time without giving any prior notice. Price prevailing on the date of booking acceptance shall be applicable.
6. Possession : As mentioned in the Agreement for Sale.
7. The area of apartment being allotted is on carpet area basis as stipulated under RERA. However, as the project is an ongoing project in which large number of apartments have been booked/allotted/sold on super built-up area basis prior to commencement of RERA, but have same carpet area as remaining unsold unit. Therefore, for the purpose of information of the allottee Super Built-up Area has been mentioned.
8. GST as applicable would be payable by customer as per payment demand. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
9. The above installments shall become due as and when the construction stage is achieved in the respective Apartment or the tower as applicable irrespective in the order in which it appears above.
10. Stamp Duty/ Registration Charges for execution & registration of the Sub-Lease / Sale /Conveyance Deed shall be payable along with the last installment based on the prevailing rates at that time. The Legal Charges shall be paid directly to the Advocate at the time of Execution of Sub-Lease/Sale/Conveyance Deed by the Allottee.
11. Charges for Sewer connection to the project / complex are payable additionally as determined at the time of connection by the Public Health & Engineering Department (PHED) / Municipal Corporation / Other Govt. Agencies.
12. Charges for providing water supply line to the project ("Water Infrastructure") shall be borne and paid proportionately by the allottees. The Developer has proposed to create a Water Infrastructure fund to meet the cost of the Water Infrastructure to be provided by Public Health & Engineering Department (PHED) / Municipal Corporation / Other Govt. Agencies. The Allottee shall contribute to the said fund initially a sum amounting to Rs. 67,200/- for 3BHK apartment and Rs. 52,500/- for 2BHK apartment. Any increase or decrease in the demand raised by the Govt. shall be collected from / refunded to the allottee proportionately.
13. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Agreement for Sale.
14. Any / All price list issued prior to 01-08-2017 stand revoked and invalid henceforth.