PROJECT BY

GREEN TRIVENI | Ashiana

Ashiana GREENS
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GREEN TRIVENI Ashiana

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 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.)***	Rs. **43,70,000/-**
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.)***	Rs. **34,25,000/-**

*** RERA - Real Estate Regulatory Act**

Note : GST - NIL

- Additional Cost for Covered Reserved Car Parking Space : Rs. 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

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

	2 BR + 2 Toilet	**3 BR + 3 Toilet**
Advance Maintenance Charges (AMC) upto 31st July 2020 only*	Free	
Advance Common Area Electricity Charges for the period upto 31st July 2020 (This is initially being collected at Rs.500/- 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)	Rs. 25,000/-	Rs. 32,000/-
Contribution towards Capital Equipment Repair & Replacement Fund	Rs. 6,000/-	Rs. 7,680/-
Tubewell Charges	Rs. 7,600/-	Rs. 7,600/-

w.e.f 11/02/2020

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 Common Area Electricity Charges + Interest Free Maintenance Security Deposit (IFMSD) + Contribution towards Capital Equipment Repair & Replacement Fund + Tubewell 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.

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. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.

9. 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.

10. Pipe Cooking Gas Supply is an optional facility , if in case any allottee requires to avail this facility, then he may pay the required charges as demanded by the developer to avail this service.

11. Tubewell Charge is towards Tubewell Construction & other incidental expenses. Ground Water Department, Govt. of Rajasthan has granted permission for construction of 2 No. Tubewell for ground water extraction for period upto September 2021. This permission can be further applied for renewal subject to fulfillment of terms & condition of the department.

12. Charges for Sewer connection & Water Supply Line 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.

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.