

## Ready To Move In Apartment

### Tower – T1, T2 & T3

#### (Only Few Apartments Left)

Accommodation	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	
				Standard Specification	Elite Specification
<b>3 BR + 3 Toilet</b>	1030 Sft. (95.72 Sq. Mtr.)	1280 Sft. (118.96 Sq. Mtr.)	1600 Sft. (148.69 Sq. Mtr.)	Rs. 43,00,000/-	Rs. 45,50,000/-
<b>2 BR + 2 Toilet</b>	780 Sft. (72.49 Sq. Mtr.)	1000 Sft. (92.94 Sq. Mtr.)	1250 Sft. (116.17 Sq. Mtr.)	<b>Sold Out</b>	

\* 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) :**

Common Area Maintenance Charges of Rs. 2.25/Sq. ft per month + GST shall be charged on quarterly basis.		
Common Area Electricity Charges shall be charged on quarterly basis (This is initially being collected at Rs.800/flat per month + GST and the final amount shall be worked out on yearly basis, as per actual usage. Any surplus/deficit shall be refunded/charged).		
Contribution towards Capital Equipment Repair & Replacement Fund for 2 BR - Rs. 250 & 3 BR - Rs. 320/flat per month + GST shall be charged shall be charged on quarterly basis.		
	<b>2 BR + 2 Toilet</b>	<b>3 BR + 3 Toilet</b>
Interest Free Maintenance Security Deposit (IFMSD)	Rs. 25,000/-	Rs. 32,000/-

#### **Elite Specification Detail :**

• <b>Kitchen Cabinet with Chimney</b>
• <b>All Bedrooms will have Wooden Cupboard in all 3 Bedrooms</b>
• <b>Electrical Fixtures :</b>
• Light Fittings, Fan, Exhaust Fan (Toilet & Kitchen only)
• Cove Light in Drawing, Dining & Master Bedroom
• <b>Designer Wall Paper in one Wall in each Bedroom, Drawing &amp; Dining Room</b>
• <b>Drawing, Dining &amp; Master Bedroom will have Designer Cove in Ceiling</b>



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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 30 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 + Interest Free Maintenance Security Deposit (IFMSD) & 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. 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.
12. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Agreement for Sale.