

Only 20 Exclusive

*Life Style
Villas*

PHASE - 2 PRICE LIST



w.e.f. 1st April 2022

3 Bed Room + Study + 3 Toilets											
Villa No.	Price (in Lacs)		Villa No.	Price (in Lacs)		Villa No.	Price (in Lacs)		Villa No.	Price (in Lacs)	
01	64.00		06	62.00		11	62.00	SOLD	16	62.00	
02	62.00	SOLD	07	62.00	SOLD	12	62.00		17	65.00	
03	62.00		08	65.00	SOLD	13	62.00		18	65.00	
04	62.00	SOLD	09	64.00	SOLD	14	62.00	SOLD	19	65.00	
05	62.00	SOLD	10	62.00		15	62.00	SOLD	20	65.00	SOLD

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.)
1252 Sq.Ft. (116.32 Sq. Mtr.)	1616 Sq.Ft. (150.14 Sq. Mtr.)	1700 Sq. Ft. (157.93 Sq. Mtr.)

Other Charges :

Power Back-Up System Installation (1KW)	: Rs. 25,000/-
Interest Free Maintenance Security Deposit (IFMSD)	: Rs. 34,000/-

*** RERA - Real Estate Regulatory Act**

Note : GST - As applicable

PAYMENT PLAN

Installment Payment Plan

Payment Terms :

On Booking	10% of Price of Unit
On Execution & Registration of Agreement for Sale or Within 45 days from the date of booking whichever is earlier	10% of Price of Unit
On Commencement of Construction	10% of Price of Unit
On Casting of Ground Floor Slab	10% of Price of Unit
On Casting of First Floor Slab	15% of Price of Unit
On Completion of Brick Work	15% of Price of Unit
On Completion of Internal Plaster	15% of Price of Unit
On Completion of External Plaster	10% of Price of Unit + Power Back-Up System Installation (1 KW)
Offer of Possession	5% of Price of Unit + Interest Free Maintenance Security Deposit (IFMSD) & any other charges as described in the Agreement for Sale / Application Form

Note : The above installments shall become due as and when the construction is achieved in the respective Villa as applicable irrespective in the order in which it appears above.

Contd..2.



Brief Terms & Conditions

1. Project **Ashiana Greens - Phase - 2** comprises of **Villas (V - 01 to 20)** & facilities as defined in RERA registration (Registration No. **RAJ/P/2021/1494**). The details of the Promoter and Project are also available in the website (www.rera.rajasthan.gov.in) of the Authority.
2. **Carpet Area as per RERA** means the net usable floor area of a villa, 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 villa.
3. **Super Area** has no commercial bearing. Super Built-up Area / Super Area of the said Unit is required for Stamp Duty Calculation purposes by the concern sub-registrar at the time of execution of Sub Lease / Sale / Conveyance Deed. Consideration of the unit is dependent on Carpet Area basis only.
4. All payments must be made by Cheques/ Pay Order/ Demand Draft only in favour of :
"TGTD MASTER RERA ASHIANA GREENS PHASE 2" payable at Jaipur only. **Outstation cheques shall not be accepted. Cash payment is not accepted.**
5. Deduction of Tax @ 1% on the total price of unit of Rs. 50 Lacs or above would be required. The amount is to be deducted on every payment & the submission of TDS Certificate to builder would be the responsibility of the Allottee.
6. The Developer shall execute an "Agreement for Sale" upon receipt of 10% of Price of Villa. This Agreement must be registered as mandated under RERA. Stamp Duty, Registration charges, and legal charges will have to be borne by Allottee.
7. 1No. Reserved Car Parking Space inside individual villa driveway, provided free of cost.
8. 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.
9. Possession : As mentioned in the Agreement for Sale.
10. 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.
11. 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 Agreement for Sale /Sub-Lease/Sale/Conveyance Deed by the Allottee.
12. Filtered water supply through centralised water filtration plant. If water is being supplied through Tubewell, additional Tubewell Connection Charges shall be payable at the time of Possession as determined by the Developer. In case if Ground Water Extraction permission is not being granted by Central Ground Water Authority (CGWA) , in such case water shall be arranged through water tankers procured through external sources. In such situation cost incurred for procuring drinking water, shall be borne and paid proportionately by all the Flat Owners. For your information Municipal Supply of drinking water is not available in the area. Developer has also applied at Public Health Engineering Department (PHED) for water connection. Cost as and when demanded for providing water connection by the department shall be borne and paid proportionately by all the allottees.
13. The Developer shall organize the operation and maintenance of various common services and facilities in the said Project, for a period of 1 (one) year from the date of Completion Certificate by itself or through a maintenance agency nominated by it. The Maintenance Agency shall organize the Maintenance of Common Areas and Facilities in the Complex as per **Scope of Complex Maintenance and Management** as defined in Agreement for Sale.
 The Allottee agrees to pay to the said Maintenance Agency, Complex Maintenance and Management Charges (computed on the basis of prices and costs prevailing at the time of possession as fixed by the Promoter) shall be payable additionally at the time of Possession together with GST and/ or any other taxes as applicable at that time.
14. Interest Free Maintenance Security Deposit (IFMSD) is a security deposit which shall be used in case of default/arrears in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual unit in the event Developer or its nominee maintenance agency/developer cease to organize the services of facilities management & maintenance.
15. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Agreement for Sale.