

### Block – L3 & L4 (G + 4 Floor)

### PRICE LIST

Accommodation Type	Floor	Basic Sale Price
2 Bed Room + 2 Toilet	1 <sup>st</sup> to 4 <sup>th</sup>	₹ 32.00 Lacs
	Ground <i>(Exclusive Right of Use of Rear Courtyard for Ground Floor Apartment Only)</i>	₹ 35.00 Lacs

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.)
<b>758 Sq.Ft.</b> (70.39 Sq. Mtr.)	<b>973 Sq.Ft.</b> (90.43 Sq. Mtr.)	<b>1180 Sq. Ft.</b> (109.65 Sq. Mtr.)

#### Other Charges :

Open Reserved Car Parking Space (1No.)	: Free
Power Back-Up System Installation (1KW)	: ₹ 50,000/-
Community Centre (Club) Facilities Charges	: ₹ 1,50,000/-
Interest Free Maintenance Security Deposit (IFMSD)	: ₹ 23,600/-

- **GST : 1%** is Applicable as of now. If there is any revision in GST, same shall get amended.
- **Price of the Unit:** Includes Basic Sale Price plus Power Back-Up System Installation (1KW) charges & Community Centre (Club) Facilities Charges.
- **Total Price of the Unit:** Includes Price of the Unit plus GST charges.

#### PAYMENT PLAN

#### Installment Payment Plan

#### Payment Terms :

On Booking	10% of Total Price of Apartment
On Execution & Registration of Agreement for Sale or Within 45 days from the date of booking whichever is earlier	10% of Total Price of Apartment
On Commencement of Construction	10% of Total Price of Apartment
On Casting of Ground Floor Slab	7.5% of Total Price of Apartment
On Casting of First Floor Slab	7.5% of Total Price of Apartment
On Casting of Second Floor Slab	7.5% of Total Price of Apartment
On Casting of Third Floor Slab	7.5% of Total Price of Apartment
On Casting of Fourth Floor Slab	7.5% of Total Price of Apartment
On Completion of Brick Work	7.5% of Total Price of Apartment
On Completion of Internal Plaster	10% of Total Price of Apartment
On Completion of External Plaster	10% of Total Price of Apartment
Offer of Possession	5% of Total Price of Apartment + Interest Free Maintenance Security Deposit (IFMSD)

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

Contd..2.

1. Project **Ashiana Greens - Phase - 4** comprises of Apartments & facilities as defined in RERA registration (Registration No. **RAJ/P/2023/2341**). The details of the Promoter and Project are also available in the website ([www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)) of the Authority.
2. **Carpet Area as per RERA** means the net usable floor area of a apartment, 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 apartment.
3. Price of the Unit is based on Carpet Area and exclusive Balcony. Before applicability of Real Estate Regulation Act, immovable properties were generally sold on Super area basis. It is now very difficult for the Allottees to compare between the unit sold on Super Area and the units being sold on Carpet Area basis. Therefore, for the purpose of making it comparable with the properties sold prior to applicability of Real Estate Regulation Act, Super Area of the unit is being provided. However, Super Area has no commercial bearing.
4. All payments must be made by Cheques/ Pay Order/ Demand Draft only in favour of :  
**"TGTD MASTER ASHIANA GREENS PHASE 4"** 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 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.
7. 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.
8. Possession : As mentioned in the Agreement for Sale.
9. GST 1% as applicable as of now. If there is any revision in GST, same shall get amended as per norms.
10. Stamp Duty/ Registration Charges for execution & Registration of the Agreement For Sale/ Sub-Lease / Sale /Conveyance Deed shall be payable by the Allottee, 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.
11. 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. For ground water extraction Central Ground Water Authority (CGWA) shall charge annual fees, which shall be payable by all the allottees' proportionately along with all other miscellaneous expenses incurred towards obtaining this annual ground water extraction permission. 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.
12. 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.
13. 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.