

RAJASHRI PLATINO

The Process of booking a flat ,Terms and Conditon's of Payment and Possession

- You need to pay a Minimum Booking amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) through Cheque / DD / Cash towards the booking of the Flat and there after **Agreement of Sale** will be executed between the Buyer and the Seller.

- **The balance of payment :-**

The balance of payment should be paid in a maximum of 6 installments as per the schedule given below :-

Installment	Work in Progress	% BOP
1 st	On Completion of 1 st Floor Slab Work	15%
2 nd	Commencement of 3 rd Floor Slab Work	15%
3 rd	Commencement of 5 th Floor Slab Work	15%
4 th	Commencement of Brick Work	25%
5 th	Commencement of Flooring	20%
6 th	At the time of Possession	10%

Note:- The above payment's is exclusive of Registration, Vat & Service Tax

- **Price on Orientation & differential on floor base:-**

There is no differential pricing based on floors or orientation of the Flats.

- **Modifications of flat:-**

Elevation, Super structure, Bathrooms & Kitchen positions shall not be modified. Only minor modifications shall be allowed with the permission from the builder.

- **Carpentry Work / Wood Work / False Ceiling / POP work in the Flat:-**

Carpentry Work / Wood Work / False ceiling / POP work in your flat can be started only after paying 95% payment of the Flat and on obtaining formal NOC (No Objection Certificate) from builder.

➤ **House warming function:-**

Kindly note that all the pending dues have to be fully paid before you plan and organize the formal House warming or Gruha pravesham function. You will also have to formally inform us about the proposed Gruha pravesham function at least 15 days in advance. The complete settlement of account is a pre-requisite for organizing the function.

➤ **Car Parking :-**

One Car Parking space can be provided for every flat on payment of specific parking Cost. Parking will only be allotted on priority basis and on receipt of Full Payment and subject to availability at the time possession / occupation.

➤ **Possession / Occupation**

You must clear all the payments/ dues like flat cost, car parking amount, Water & Electricity charges, extra works, VAT, Service Tax, etc., and cross verify all the receipts with the builder and get the possession and No-Due certificate before 10 days.

And you have to inform us the date of occupation before 15 days to complete all the formalities and all remaining works in the flats.

➤ **Home Loans**

We suggest Nationalized Bank & we will give you the lead in this matter.

➤ **Maintenance of the Apartment**

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From the completion of the building, the builder will maintain the apartment for a span of 6 months. The first date of the 6 months will be the date from when the first purchaser occupies the flat in apartment. Only after 6 months a residents association is formed. The expenses incurred during this 6 months period will be charged from the maintenance deposit & the balance amount from the maintenance deposit will be formally handed over to the regular association

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