

FACT SHEET

PROJECT OVERVIEW (FOR REFERENCE ONLY).

- Developer - Riti Buildspace
- Project Name - Travaasa Weekend Homes
- Principal Architect - Kartik Bijlani and Associates
- Landscape Architect - Janki Gonawala
- Distance - 30 Km. From Shiljaj cross road, Ahmedabad
- Project Size - Approximate 80,000 Sq. Yards
- Plot Size - 1200 Sq. Yards onwards
- SBU in Plots - 35%
- No. of Plots - 58
- Project Timeline - Dec'21 (common Infrastructure except club house)

CLUB HOUSE FACILITIES

- Meditation Center
- Home Theatre
- Swimming pool
- Jogging & Cycling Track
- Banquet Hall
- Restaurant
- Children Play Area
- Indoor Play Area
- SPA

NEARBY LANDMARKS

- Kanjari Deer Sanctuary - 7 Km
- Thol Bird Sanctuary - 15 Km
- New Karnavati Club - 19 Km
- New Rajpath Club - 20 Km

HOW TO REACH

- AHD Airport - 49 Km
- Sanand - 30 Km
- AHD Railway Station - 49 Km
- Shilaj Cross Road - 30 Km

VILLAS

We are offering 3 different layout options

- 1 BHK - 162 Sq. Yards | 2 BHK - 200 Sq. Yards | 3 BHK - 359 Sq. Yards
- (construction is mandatory in all the plots)

ADDITIONAL CHARGES AT THE TIME OF REGISTRATION

- | | |
|--|---|
| • Stamp duty & Registration | - As per norms at the time of registration |
| • GST/ Other Gov. Charges | - As per norms at the time of registration |
| • Development charges, GEB, Water, NA, Plan Pass & Other Legal charges | Shall be charged on plot SBU area as per actual at the time of booking. |
| • Maintenance Deposit | - Rs.200/- sq. yards of the plot area |
| • Maintenance Charge | - Rs. 6/month Advance for 24 Months + GST |
| • Landscaping Cost | - Rs. 1000 /- Per Sq. Yards of the net plot development |

(On all the additional charges GST will be charged extra.)

TERMS & CONDITIONS

CONSTRUCTION PAYMENT PLAN

- 25% payment to be made before the commencement of the construction of your choice from the given options
- Further 10% of payment upon completion of plinth
- Further 25% of payment upon completion GF masonry
- Further 20% of payment upon the casting of the 1st slab
- The remaining and final payment is to be made upon completion of flooring
- The landscape design charges shall be extra. the maintenance charge of the garden thereafter shall be charged extra

SPECIFIC NOTES

- No changes will be allowed in the planning and exterior elevation without prior permission
- All applicable taxes like GST, Stamp duty, Gov. levies, etc. shall be as per the norms and will be borne by the buyer
- All applicable taxes on maintenance charges in the future if any will be charged extra as per the standard. Swimming / Splash pool are optional and not included in the construction cost.

TERMS & CONDITIONS FOR PLOT

- Each plot shall be given one water connection, The additional connection will be extra
- Each plot shall be given 3 phase electrical connection
- And landfilling above ground level shall be charged extra
- All stamp duty, registration and GST as per norms are to be borne by the buyer
- In case of cancellation, the amount shall only be refunded upon the sale of the same plot & a total of 5% of the total plot value will be forfeited. Other expenses & all the taxes, stamp duty, GST etc. if already paid, shall not be refundable. the cancellation deed shall attract fresh stamp duty, registration and advocated fees

Note: This is not a legal document and is for representation purposes. Developers reserve the right to make necessary changes without any prior notice. Such changes would be binding to all members.