

# **Panchkula Apartments**

SECTOR 2, PINJORE - KALKA URBAN COMPLEX PANCHKULA

**2 BHK Apartments**

*Gardenia*





\*Perspective view

HRERA-PKL-56-2018

License No. 186/2008

Drawing Memo No. ZP-45 Vol-V/JD(SP)/2022/33691 Dated 10.11.2022

EC Identification No. : EC24C3803HR5890851N

COSMOS BLOCK

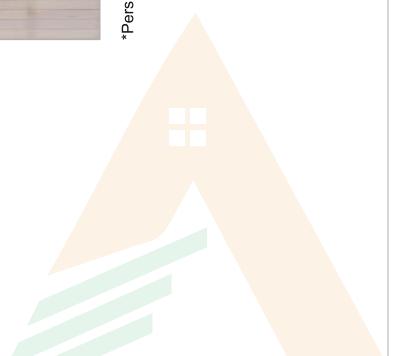
SALVIA BLOCK

GARDEN AREA



\*Perspective view

Block Plan





# Site Layout Plan

### Structure

RCC foundation raft, columns, beams & slabs,  
Brickwork masonry.

### Wall Finishing

Internal – Plastered & painted with Acrylic Emulsion.  
External – Texture paint & External Emulsion.

### Flooring

Vitrified tiles in all rooms (48" x 24") & in Drawing Room & Dining (32"x64").  
Antiskid tiles in balcony.

### Kitchen

Ceramic tiles 2'-0" height above working platform.  
Platform – Working platform in granite to with stainless steel sink.

### Toilets

Flooring – Ceramic Tiles,  
Walls-Ceramic tiles upto ceiling height  
Fittings – Wash basin, EWC, mirror, hot & cold-water supply system with geysers.  
Dual plumbing with treated water supply

### Doors

Seasoned hard wood frames with laminated flush door shutters.

### Window

UPVC windows glazed with fly mesh shutter.

### Cupboards & Kitchen

Wooden Cup boards and modular kitchen.

### Electrical

Copper wiring in concealed PVC conduits  
Moulded plastic switches with protective MCB's  
Ceiling fans.

### Staircase / Common Area

Granite / Tile finish

### Ceiling

False Ceiling of POP Work

### A.C.

Split AC - 3 Nos. with copper wiring





## Payment Plan

### GARDENIA BLOCK 1574.639 SQ. FT. (SUPER AREA OF A FLAT)

Two Bedroom Flat - Top Floor Rate

Plus IDC, EDC & GST as applicable)

**\*IDC & EDC Charges**

**Rs.200/- per sq. ft.  
(Tentative) or as per actual**

#### PAYMENT PLAN A

At the time of booking 10%

Within 60 days of booking at the time of agreement 10%

4 Bi-monthly installments of 10% each 40%

3 Tri-monthly installments of 10% each 30%

After 24 months 5%

At the time of possession 5%

#### PAYMENT PLAN B

At the time of booking 10%

Within 90 days of booking at the time of agreement 85%

At the time of possession 5%

\*GST will be extra. \*Other terms & conditions will be applicable as per brochure

\*IDC - Internal Development Charges \*EDC - External Development Charges

## Terms & Conditions

1. 1% Extra rate will charged for each floor downwards.
2. Prices are for top floor flats. Total no. of stories are stilt (Car Parking) plus nine for Gardenia Block
3. Car parking will be available at extra cost, subject to availability.
4. Preferential location charges (PLC) will be 5% for garden facing flat in a tower.
5. The registration charges, legal documentation charges are in addition as per govt. norms.
6. Cheques/Bank drafts to be issued in favour of "Amar Nath Aggarwal Investments Pvt. Ltd.
7. Prices are subjected to revision without notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
8. The other terms and conditions of sale would be as per the standard application form /Agreement.
9. IDC & EDC are collected as demanded in Letter of Intent. Further intimate that enhanced EDC is stayed by Punjab & Haryana High Court vide CWP No. 5835/2013. Allotte will be liable to pay additional EDC as decided by Punjab & Haryana High Court / Competent Authority.
10. Interest will be charged from the allottee as per Rera guidelines in case of delay in payment till three months and after that Flat will be resumed without any notice and deposited money will be forfeited.
11. The flat shall not be used for any purpose other than for which it has been allotted.
12. GST will be charged extra as applicable.
13. Maintenance charges as applicable in the colony will be paid by the purchaser from the date of offer of possession letter.
14. Interest free maintenance security of Rs.100/- per sq.ft. will be taken at the time of possession.
15. External maintenance charges Rs.10/- per sq.ft per annum will be charged from the date of offer of possession letter.
16. The company would pay a penalty to its customers as per Rera Guidelines over the product beyond the committed period as mentioned in the agreement.
17. The customer will pay delay charge after 6 months grace period beyond the committed possession letter.
18. Club charges are compulsory Rs.1000/- per family will be paid per month after offer of possession of Flat, It can change time to time.
19. Transfer charges will be Rs.100 /- per sq. ft. before the offer of possession of flat.
20. Allotte will deduct TDS as applicable as per Income Tax Act before making any payment.





**AMAR NATH AGGARWAL INVESTMENTS PVT. LTD.**

COLONISERS & LAND DEVELOPERS

For Bookings Call : **+91 98145 28597, 96460 14287, 96460 15297**

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\*Note: This brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purpose. Further the Promoter / Architect reserves the right to make any changes in the plan/specifications/terms/rates at any point of time. Photographs used in the brochure are for perspective purpose only.

