

The logo for Panchkula Apartments. It features the word "Panchkula" in a green script font and "Apartments" in an orange script font. Above the text is a stylized orange 'A' shape with a small house icon on top and three green horizontal lines extending from the right side.

SECTOR 2, PINJORE - KALKA URBAN COMPLEX PANCHKULA

2 & 3 BHK Apartments

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

Panchkula Apartments
2 BHK Apartments

Gardennia





*Perspective view

Floor Plan - 2 BHK

COSMOS BLOCK

SALVIA BLOCK

GARDEN AREA



*Perspective view

Block Plan - 2 BHK

Orchid Block

3 BHK Apartments





*Perspective view

Floor Plan 3 BHK



Block Plan 3 BHK



Site Layout Plan

Specifications

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 ACs 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% |

ORCHID BLOCK

1852.502 SQ. FT. (SUPER AREA OF A FLAT)

Three 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% |
| 2 Bi-monthly installments of 10% each | 20% |
| 3 Tri-monthly installments of 10% each | 30% |
| 4 Tri-monthly installments of 5% each | 20% |
| After 33 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. Allottee 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. A lotte 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, 99886 93934, 96460 14287, 96460 15297

Corporate Office : DSS 10-11, Ground Floor, Sector 2, Panchkula (Haryana)

Regd. Office : 3038A, Guru Kanshi Marg, Bathinda (Pb.)

*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.

