



ASSISTANCE (FACILITATION) SCHEME: OPENING OF REGISTRATION FOR 'JAIPUR 21' PROJECT AT VATIKA INFOTECH CITY PROJECT IN JAIPUR FOR DEFENCE PERSONNEL

1. Please refer to the advertisement for opening of registration for Demand Survey under Assistance (Facilitation) Scheme for various stations uploaded on AWHO website on 12 Dec 2022.
2. Registration for the undermentioned projects of **M/s Vatika Infotech City Jaipur** under Assistance Scheme (Facilitation) at attractive discounted rates is open from **20 April 2023** onwards on **"First-Come-First-Serve"** basis for all **servng / retired Defence personnel, widows & parents of deceased Defence personnel** who are in receipt of family pension.
3. The details of the projects offered by Vatika Group with configuration, area, cost payment plan etc are given as under:-

(a) **Ready To Move In – Coral Tower.**

(i) **Project Details.**

<u>Ser No</u>	<u>City/ Location</u>	<u>PROJECT</u>	<u>Configu- ration</u>	<u>Area (Sq Ft)</u>	<u>Market Price (Rs psf)</u>	<u>Discount Offered to AWHO</u>
(aa)	Vill- Thikariya, Ajmer Road, Jaipur	Jaipur 21	3BHK Typical Unit	1750 sq ft	2950/- per sq ft	@ Rs 2400/- per sq ft (all inclusive)* For details, contact 011-23017768, 23013163 E mail - mkt05@awhosena.org
(ab)			3BHK Skyvilla	1760 sq ft	2950/- per sq ft	
(ac)			4BHK Duplex	3390 sq ft	2950/- per sq ft	

- Notes:-**
1. *Registration amount, maintenance charges, Stamp Duty and Lawyer's Fees are additional.
 2. The discounted rates are applicable upto **31 Oct 2023**.

(ii) **Payment Plan - Coral Tower.** The payment plan for Coral Tower is **Time Linked Payment Plan** and will be as under:-

<u>Ser No</u>	<u>Details of Payment</u>	<u>Amount to be Paid (In Rs)</u>
(aa)	At the time of booking	10% of Total Sale Consideration
(ab)	Within 45 days from the date of booking	10% of Total Sale Consideration
(ac)	Within 120 days from the date of booking or on offer of possession	80% of Total Sale Consideration

(b) To Be Launched - Emerald Tower (Subject to Minimum 50 Applicants Applying for the Project).

(i) Project Details.

<u>Ser No</u>	<u>City/ Location</u>	<u>PROJECT</u>	<u>Configu -ration</u>	<u>Area (Sq Ft)</u>	<u>Market Price (Rs psf)</u>	<u>Discount Offered to AWHO</u>
(aa)	Vill- Thikariya, Ajmer Road, Jaipur	Jaipur 21	3BHK	1945- 2025	4000/- per sq ft	@ Rs 3050/- per sq ft (all inclusive)* For details, contact 011-23017768, 23013163 E mail - mkt05@awhosena.org
(ab)			4BHK	3650	4000/- per sq ft	

- Notes:-**
- *Registration amount, maintenance charges, Stamp Duty and Lawyer's Fees are additional.
 - The discounted rates are applicable upto **April 2024**.
 - Minimum **50 applicants** are required on or before **31 Oct 2023** to launch Emerald tower. On receipt of firm demand, the builder will apply for **RERA registration** to launch the project.
 - Probable date of completion (PDC) of the project will be **four years from the date of Launch**.

(ii) Payment Plan - Emerald Tower. The payment plan for Emerald Tower is **Construction Linked Payment Plan** and will be as under:-

<u>Ser No</u>	<u>Details of Payment</u>	<u>Amount to be Paid (In Rs)</u>
(aa)	At the time of booking	10% of Total Sale Consideration
(ab)	Within 45 days from the date of booking	10% of Total Sale Consideration
(ac)	At the start of Excavation work	10% of Total Sale Consideration
(ad)	On start of Third Floor Roof Slab	15% of Total Sale Consideration
(ae)	On start of Sixth Floor Roof Slab	15% of Total Sale Consideration
(af)	On start of Ninth Floor Roof Slab	10% of Total Sale Consideration
(ag)	On start of Thirteenth Floor Roof Slab	15% of Total Sale Consideration
(ah)	On completion of External Plaster	5% of Total Sale Consideration
(aj)	On completion of flooring within Apartment	5% of Total Sale Consideration
(ak)	On final notice of Possession	5% of Total Sale Consideration

4. For further details/queries kindly contact Marketing Section on Tele No 011-23017768 & 23013163 (Extn 325/342, 353).

5. Interested applicants are required to visit the project site of M/s Vatika and submit Application Form for Registration as per format attached clearly indicating the type of flat, Flat No with area alongwith **Application Money (Rs 75,000/-)** in favour of AWHO FACILITATION SCHEME payable at New Delhi.

6. The details of online remittance to be followed up with an email for transaction are as under:-

(a) Beneficiary Account Name - AWHO FACILITATION SCHEME

(b) Account No - 91222160000307

(c) Beneficiary Bank Name - Canara Bank
Kashmir House
Rajaji Marg
New Delhi-110011

(d) IFSC Code - CNRB0019122

7. **Administrative Charges**. **0.3% of the cost** of flat plus applicable **GST** thereon will be levied by AWHO as **administrative charges** from the Application Money received from the allottee at the time of issue of Allotment letter and balance amount will be remitted directly into allottees account.

8. **Procedure for Allotment of Flats in Coral Tower**. On receipt of duly completed application, the details of the applicant will be forwarded to M/s Vatika to confirm availability of desired type of Flat, area and exact cost of the flat. On receipt of confirmation from M/s Vatika, applicant will be issued Allotment Letter after realizing **0.3% cost of Flat** as administrative charges plus GST from his Application Money. On receipt of allotment letter from AWHO, Agreement for Sale between allottee and VATIKA must be signed within 30 days from the date of issue of allotment letter.

9. **Applicants of Existing Demand Survey for Jaipur.** The applicants who have already registered for Demand Survey under Assistance Scheme at Jaipur are requested to visit M/s Vatika Infotech project site and book a specific flat of their choice. Thereafter intimate the details of flats booked by them together with details of booking amount paid by them to M/s Vatika, Jaipur, if any, to HQ AWHO through email on mkt05@awhosena.org. On receipt of email from the applicant, a confirmation will be obtained from M/s Vatika regarding booking of flat with exact cost of flat and Allotment Letter will be issued. The deposited amount with AWHO towards Application Money will be refunded directly into the bank account of the applicant after deducting **0.3% cost of Flat** as administrative charges plus applicable GST.
10. **Allotment of Flats in Emerald Tower.** On receipt of applications from prospective buyers, the details of the applicants will be shared with M/s Vatika Ltd. If 50 or more applications are received by **31 Oct 2023**, the builder will apply for RERA registration to launch the project and the project will be completed within **four years** from the date of launch. Allotment of flat will be on **“First-Come-First Serve”** basis. Other terms and conditions will remain the same as for Coral Tower.
11. **Withdrawal Penalty/ Refund Procedure.**
- (a) **Withdrawal Before Signing of Agreement for Sale.** In case of premature withdrawal by an applicant i.e. before signing of Agreement for Sale, the Application Money will be refunded by AWHO after deduction of 5% of Application Money as handling charges and no interest will be paid.
- (b) **Withdrawal After Signing of Agreement for Sale.** After signing of Agreement for Sale, withdrawal penalty will be imposed by the builder as per Agreement; however, 0.3% cost of flat as Administrative Charges plus applicable GST will also not be refunded to the registrant by AWHO.

12. **Memorandum of Understanding (MoU)**. The MoU has already been signed between AWHO and M/s VATIKA Limited.

13. **Site Visit**. Prospective buyers may contact the following officials of VATIKA for site visit or seeking any clarification regarding the project:-

- (a) Mr Tarun - 9828878179.
- (b) Mr Naveen Aggarwal - 9982222293.
- (c) Mr Anirudha - 9024219428.

Important Notes:-

- (a) All other terms and conditions shall be as per Agreement for Sale signed by the applicant with M/s Vatika Infotech and byelaws of Land Allotting Authority/ Civil Authorities.
- (b) Existing Allottees/registrants of AWHO projects are also eligible to apply.
- (c) Prospective buyers are requested to visit the 'JAIPUR 21' project site of VATIKA Info Tech City before applying for a flat in the project.
- (d) One dedicated parking will be provided by the builder alongwith each flat.
- (e) If for some reasons the Emerald Tower is not launched within one year, the Application Money will be refunded without any deductions and simple interest will be paid on Application Money as per saving rates (interest will be calculated after one year from the date of receipt of application).

For Further Details Contact

Director (Marketing), Tele : 011-23017768
(011-23013163, Extn 325/342, 353)
AWHO, Kashmir House, Rajaji Marg, New Delhi-110011
Email : mkt05@awhosena.org