

***This is a Unique Village Theme which would benefit Occupants / Owners in Terms of Health, Wealth, Happiness & Inner Peace. All Offerings and Terms and conditions are designed so as to keep theme intact till eternity and social cause undeterred (Orphanage & Old Age Home)***

**Q :** What's the Offering ?

**Ans:** Bungalow with 4000 sq.ft. Adjoining area. All yours till the time you own the Bungalow. On sale all rights with bungalow get transferred.

**Q :** Can we do construction in 4000 sq. are provided ?

**Ans:** No, you can do Farming, Gardening and ask us to built play court & Swimming pool (at additional costs on no profit no loss basis)

**Q :** What would be the maintenance charge after 5 Years ?

**Ans:** Depend upon the management but not exceeding Rs.2000/- /month/Bungalow (1 BHK BG. considered).

**Q :** Can we modify the structure ?

**Ans:** Externally No. Internal structural changes would be done by us at cost.

**Q :** Can Buy Back be done any time I feel ?

**Ans:** No, Buy back is only for emergency calls of our members. One post possession i.e at end of 2<sup>nd</sup> year and 3<sup>rd</sup> year. Only to Pre Launch buyers and that to on full payment.

**Q :** Would we get any income from other sources ?

**Ans:** NO.

**Q :** How would be rental income shared ?

**Ans:** Rental Income would be shared 50:50 in management and Owner. As we would be maintaining (Internal Cleaning & upkeep) that Bungalow.

**Q :** Will entire plot be NA ?

**Ans:** Yes entire plot would be NA. No structure can be erected on 4000 sq.ft. usable area, No structural changes in bungalow. Internal structural changes if requested would be done by us at cost (NoProfit No Loss Basis).

**Q :** How can we convert 1 BHK to 2 BHK ?

**Ans:** Yes, if requested would be done by us at cost (No Profit No Loss Basis).

**Q :** Would parking space be available ?

**Ans:** Yes, but not within Bungalow space, Parking at space allocated. Beyond that till bungalow only battery operated vehicles (Only To and fro from bungalow) or cycles (Roaming in property) provided by us at no cost / Minimal cost.

**Q :** What would be the charges for in house products ?

**Ans:** All produces which are in house will be at cost (No Profit No Loss Basis) to owners. For rest at price decided time to time by committee.

**Q :** How would be Gas and Electricity Availability ?

**Ans:** Yes, Unconventional (E.g. Solar & Windmill) at free of cost , rest as per govt or third party Billing.

**Q :** Would there be any charges for Extra Amenities ?

**Ans:** No charges. Includes – Garden / Community Hall / Play court's / Reading Room / Jogging tracks.

**Q :** Would there be any charges for Social Welfare Activities (e.g. Orphanage or Old Age Home) ?

**Ans:** No, strictly No No. If any body wants to donate as per existing government rules and regulations.

**Q :** When would you give possession of Property ?

**Ans:** 2 years from the date of booking or Jan 2019, whichever is earlier.

**Q :** What about Security and Maintenance of property ?

**Ans:** Free for first 5 years from possession, later on at nominal cost.

**Q :** Who would maintain 4000 Sq. Ft. of open space ?

**Ans:** By Owner, if requested would be done by us at cost (No Profit No Loss Basis).

**Q :** What is tentative income of Sandalwood and Teakwood?

**Ans:** would at least cover 50% of your buying price on Pre Launch. Rest depends on market dynamics and environmental, economic, political & third party intrusions conditions till maturity.

**Q :** If I sell property what would be the implications ?

**Ans:** No implications, All rights given would be transferred to buyer. All your rights would stand terminated. Purchaser would be bound by original terms and conditions. Subject to transfer fees of 2% or Rs.50000/- whichever is less.

**Q :** Will society be formed and how will it work ?

**Ans:** NO. To Keep Theme Intact & Cause undeterred.

**Q :** If we want to stay in other golden roots property , what is the procedure ?

**Ans:** Believe us, for free (just have to make available your property on rent for X 5 days continuous days).

**Q :** What are the boundaries of Villa + Open space of 4000 sq.ft. ?

**Ans:** They would be demarcated by sandalwood and teak wood plantations.

**Q :** Implications in case of delayed payment or cancellation ?

**Ans:** Cancellation Charges 3% of Sales price agreed. Delayed payment beyond one month ROI 18% p.a.

**Q :** What are the Hidden Charges ?

**Ans:** Absolutely NO NO. if you find any thing we will reward you.

**Q :** What all things would be covered in maintenance ?

**Ans:** Anything inside bungalow (apart from leakage) not covered. Rest all we will take care of it.

**Q :** Is there any way to get updates on progress of construction or project ?

**Ans:** Weekly updates would be available on website. Bungalow specific progress.

**Q :** What all things are provided in fully furnished commitments ?

**Ans:** Cupboards, Beds(with mattresses), Zhula's, Dining Table, Sofa in Living Room, Kitchen Chulha (All basis bungalow type taken) – Cane Theme

**Q :** If we rent it out on our own what would be the charges ?

**Ans:** No charges.\* Terms and conditions applicable.

**Q :** What all facilities available in Dhanvantri / OPD medical?

**Ans:** Absolutely dependant on requirements.

**Q :** Can owner use Garden and Community Hall for their own events ?

**Ans:** Yes, if requested would be done by us at cost .

**Q :** Whats your Motto ?

**Ans:** Health & Social Welfare & Inner Peace n Happiness.

**Q :** Are Loans/ Finance options available for purchase ?

**Ans:** Not for first 6 months, later on Subject to Terms and Conditions.



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