

panchvati

CRAFTED BY SAHA

Dehradun

Developed By Kalptaru Housing Pvt. Ltd.

Product Brief

Location: Rajpur Road, Dehradun, Uttarakhand.

No. of Floors: Stilt + 6*

No. of Units: 284*

Possession Period: 36 months plus grace period of 6 months

Configuration:

Sr. No.	Type	Super Area		No. of units
		in sq. mtr.	in sq. ft.	
1	2 BHK + 2T + Balcony	126.35	1360	60
2	2 BHK + 2T+ Balcony	129.13	1390	44
3	3 BHK + 2T + Balcony	140.28	1510	12
4	3 BHK + 2T + Balcony	151.89	1635	96
5	3 BHK + 3T + Wrap Around Balcony	183.94	1980	24
6	3 BHK + 3T + Wrap Around Balcony	187.19	2015	12
7	4 BHK + 4T + Store/Puja Room + Balcony	218.32	2350	24
8	4 BHK + 4T + Store/Puja Room + Balcony + Worker Room + Wrap Around Balcony	280.10	3015	12

Frequently Asked Questions

What are the location details?

- Panchvati is located On 100 ft. wide-Rajpur Road, near the Mussoorie Diversion.
- The project is in the heart of the city and yet away from the crowd.
- Very Near to Pacific Mall, the best mall in town.
- Very near to Max Hospital , the best hospital in town
- 9 Kms from The Clock Tower and 11 Kms from the railway station.

When will the possession be given?

Possession is expected to be offered within 36 months, from the date of launch of the project.

What kind of security would be provided?

Dehradun is a crime free city, having excellent law & order. However the project will have high-class security-24*7.

What is the provision for water & power back up?

24x7 water & Power back up shall be provided.

Who will maintain the common areas?

The common areas/services shall be maintained by The Company/Designated Maintenance Agency.

Is the price escalation free?

Yes, subject to the standard terms and conditions, the contracted price would be escalation free.

What are the various payment plans available?

There are four types of payment plans available. Please refer page nos. 25 & 26.

What if there is a delay in payment on due date? Is any interest levied for the same?

All payments are to be made by the due date. Any delay in payment beyond the due date will attract an interest @ 12 % p.a., on the delayed amount for the delayed period. However any payment made ahead of "due date" shall entitle you to earn Early Payment Discount (EPD) @ 15% p.a.

How is EPD adjusted?

The EPD earned shall be adjusted at the time of possession/final payment.

Is there any compensation or price rebate given to the customer, if there is a delay in possession of the said premises?

Yes, the customer is entitled for a compensation of ₹107.6 per Sq.mts. (₹10 per Sq.ft.) of the super area per month of the delayed period.

Site Plan



■ 4 BHK + BAL + 4T + WR + STORE/POOJA + WRAP AROUND	= 12 UNITS (3015 S.FT)
■ 4BHK + 4 T + BAL + STORE/POOJA	= 24 UNITS (2350 S.FT)
■ 3BHK + BAL + 3T + WRAP AROUND	= 12 UNITS (2015 S.FT)
■ 3BHK + BAL + 3T + WRAP AROUND	= 24 UNITS (1980 S.FT)
■ 3BHK + BAL + 2T	= 96 UNITS (1635 S.FT)
■ 3BHK + BAL + 2T	= 12 UNITS (1510 S.FT)
■ 2BHK + BAL + 2T	= 48 UNITS (1390 S.FT)
■ 2BHK + BAL + 2T	= 60 UNITS (1360 S.FT)
TOTAL UNITS	= 284 UNITS
■ 'PANCHVATI' MEDITATION & CENTRAL FOUNTAIN	
■ 'STARGAZE' CLUB HOUSE + TERRACE INFINITY POOL	
■ VALUE ZONE (SHOPPING AREA)	
■ K-FORCE GYM, SPORTS AREA & COVERED SWIMMING POOL	



'PANCHVATI'
GROUP HOUSING
M/S KALPTARU HOUSING PVT LTD.
AT RAJPUR ROAD DEHRADUN (U.K.)



Unit Plan

2 BHK + 2 T + Balcony

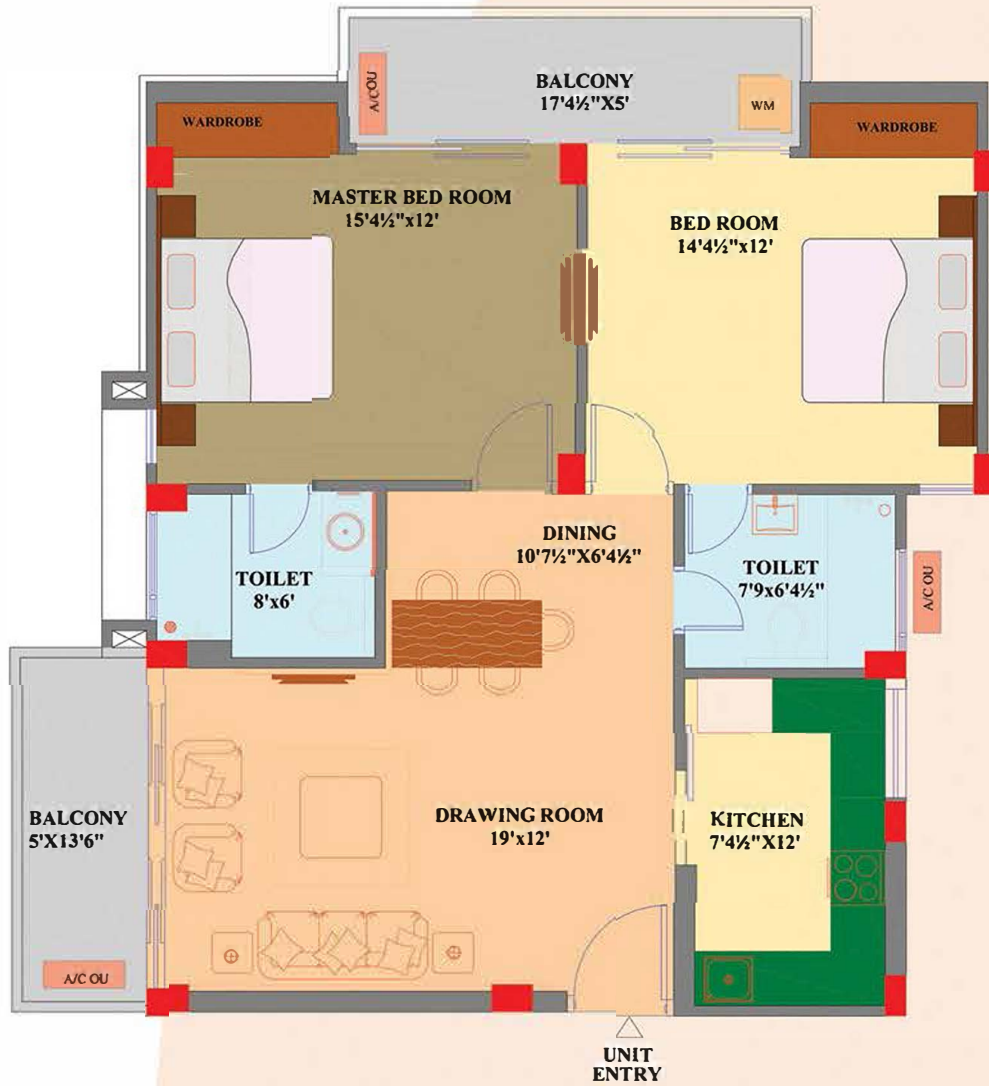


Super Area - 1360 sq. ft.

Unit Area - 1044 sq. ft

Unit Plan

2 BHK + 2 T + Balcony

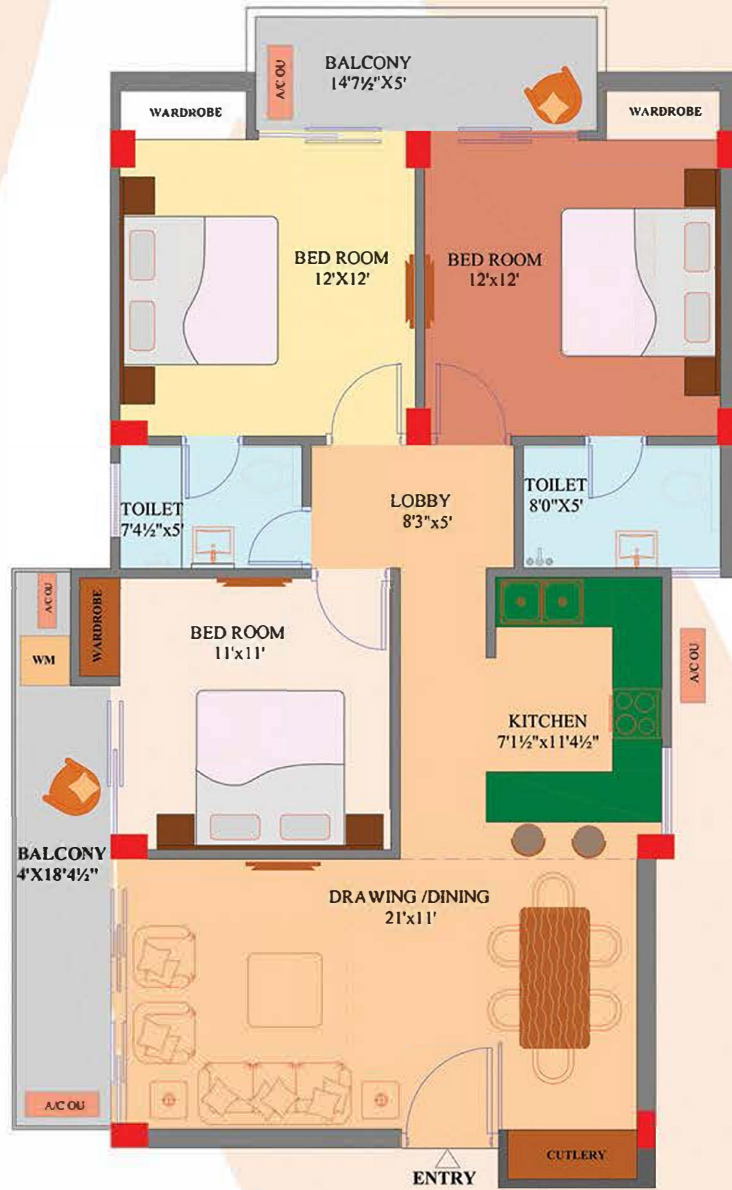


Super Area - 1390 sq. ft.

Unit Area - 1070 sq. ft.

Unit Plan

3 BHK + 2 T + Balcony



Super Area - 1510 sq. ft.

Unit Area - 1162 sq. ft

Unit Plan

3 BHK + 2 T + Balcony

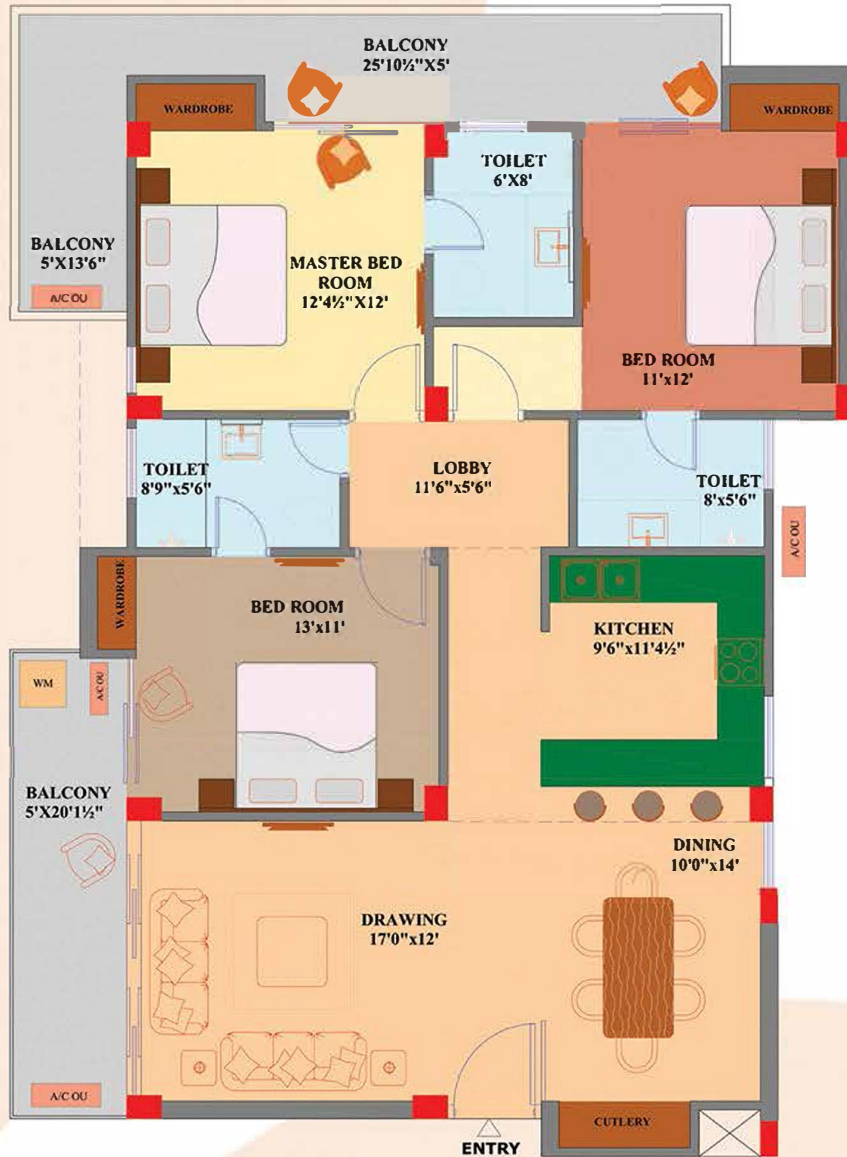


Super Area - 1635 sq. ft.

Unit Area - 1260 sq. ft.

Unit Plan

3 BHK + 3 T + Wrap Around Balcony

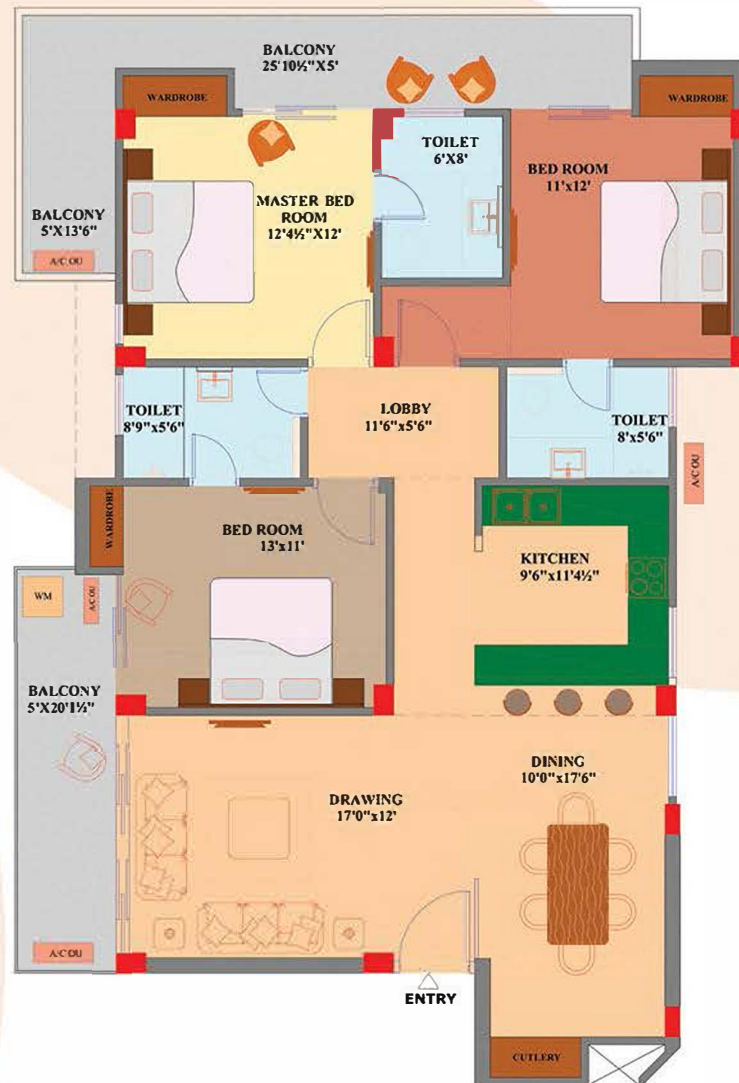


Super Area - 1980 sq. ft.

Unit Area - 1560 sq. ft

Unit Plan

3 BHK + 3 T + Wrap Around Balcony



Super Area - 2015 sq. ft.

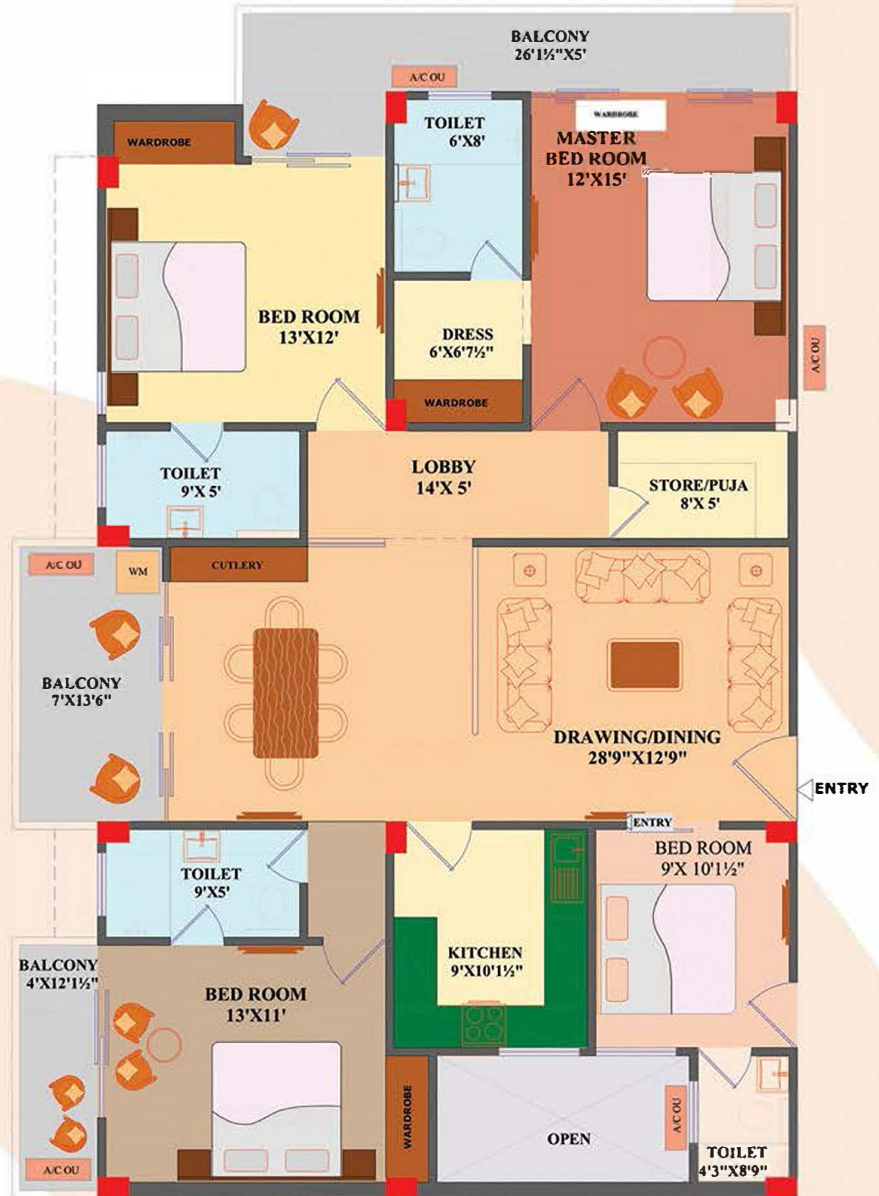
Unit Area - 1590 sq. ft.

Unit Plan

4 BHK + 4 T + Balcony + Store/Pooja

Super Area - 2350 sq. ft.

Unit Area - 1810 sq. ft



Unit Plan

4 BHK + 4 T + Balcony + Store/Pooja
+ Wrap Around Balcony + Worker Room

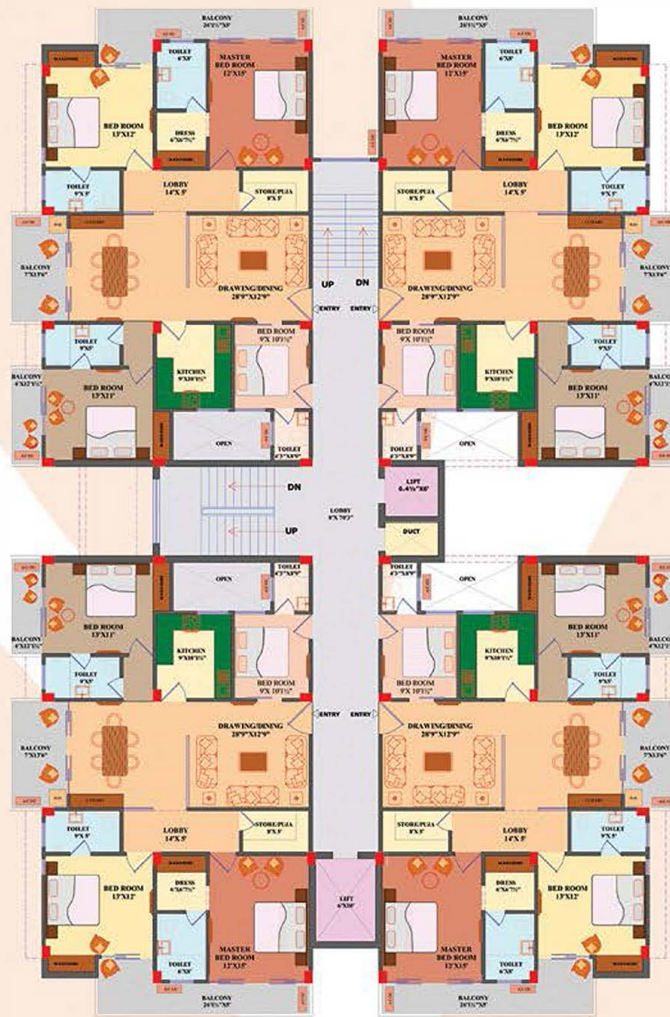


Super Area - 3015 sq. ft.

Unit Area - 2320 sq. ft

Block Plan

A



4 BHK + 4 T + Balcony + Store/Puja Room

Super Area - 2350 sq. ft.

Unit Area - 1810 sq. ft.

Block Plan

B

3 BHK + 3 T + Wrap Around Balcony

Super Area - 2015 sq. ft.

Unit Area - 1590 sq. ft

2 BHK + 2 T + Balcony

Super Area - 1360 sq. ft.

Unit Area - 1044 sq. ft

3 BHK + 3 T + Wrap Around
Balcony

Super Area - 1980 sq. ft.

Unit Area - 1560 sq. ft



Block Plan

C



4 BHK + 4 T + Balcony + Store/Puja Room + Wrap Around Balcony + Worker Room

Super Area - 3015 sq. ft.

Unit Area - 2320 sq. ft.

Block Plan

D

2 BHK + 2 T + Balcony
 Super Area - 1390 sq. ft.

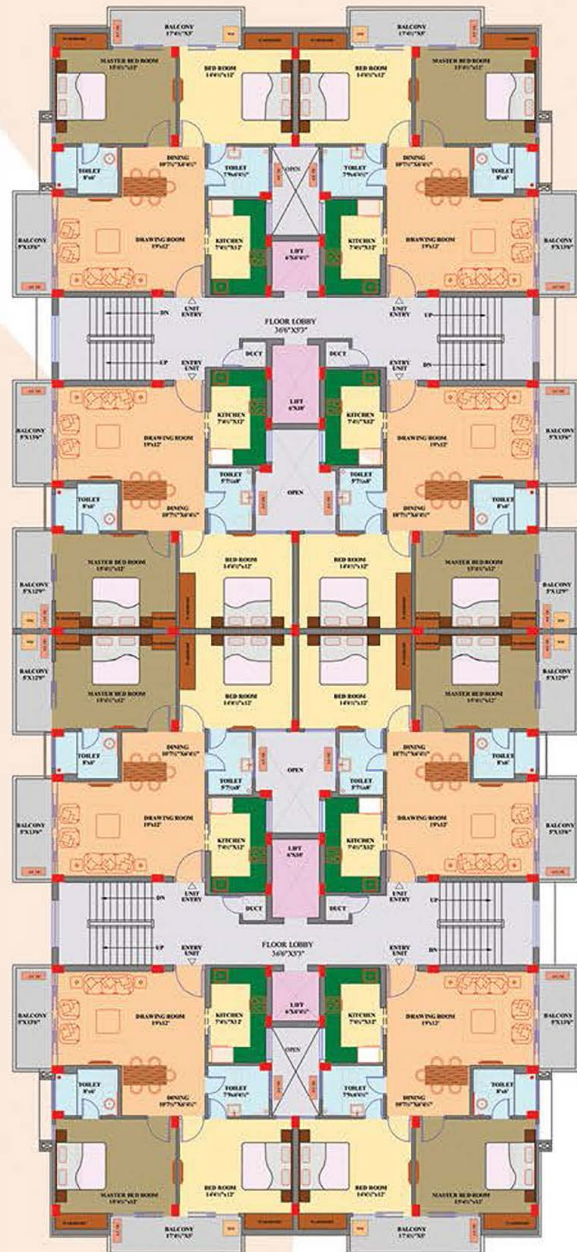
Unit Area - 1070 sq. ft

2 BHK + 2 T + Balcony
 Super Area - 1360 sq. ft.

Unit Area - 1044 sq. ft

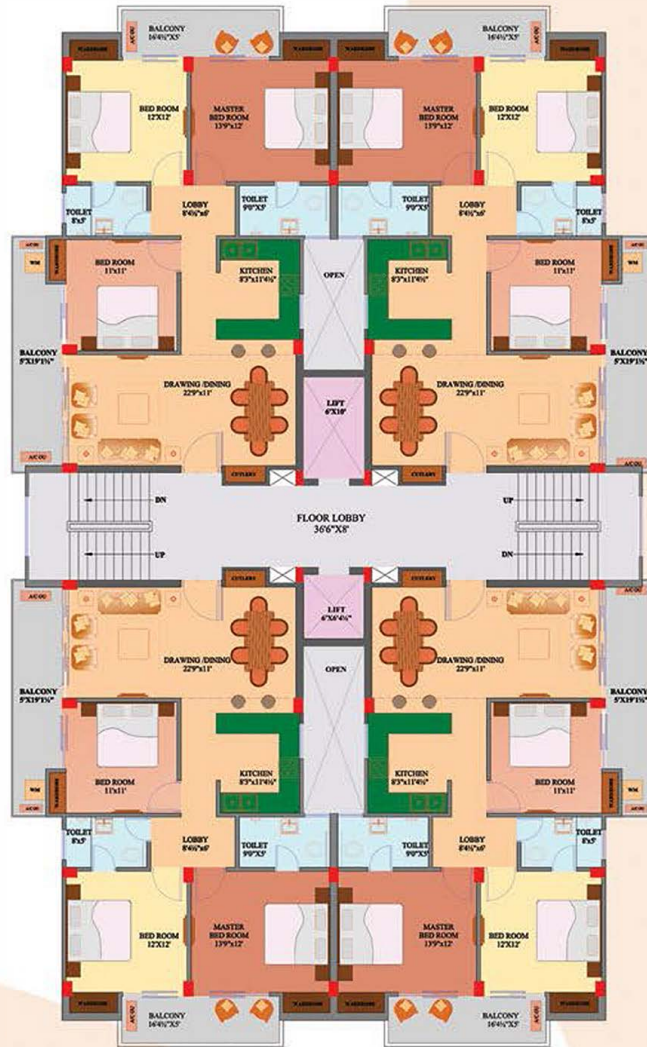
2 BHK + 2 T + Balcony
 Super Area - 1390 sq. ft.

Unit Area - 1070 sq. ft



Block Plan

E, G, H & I



3 BHK + 2 T + Balcony

Super Area - 1635 sq. ft.

Unit Area - 1260 sq. ft.

Block Plan

F



2 BHK + 2 T + Balcony
Super Area - 1390 sq. ft.
Unit Area - 1070 sq. ft.

Block Plan

J



3 BHK + 2 T + Balcony
Super Area - 1510 sq. ft.

Unit Area - 1162 sq. ft

2 BHK + 2 T + Balcony
Super Area - 1360 sq. ft.

Unit Area - 1044 sq. ft

3 BHK + 3 T + Wrap Around Balcony

Super Area - 1980 sq. ft.

Unit Area - 1560 sq. ft

Payment Plans

A. Construction Linked Plan

S.NO.	PAYMENT STAGE	PERCENTAGE	ADDITIONAL CHARGES
1.	On Booking	15% of BSP	
2.	On or before 45 days from the date of booking	10% of BSP	
3.	On commencement of excavation	10% of BSP	
4.	On laying of RCC raft in the foundation	10% of BSP	Car Parking(s)
5.	On laying of second floor roof slab	10% of BSP	PLC(s), if applicable
6.	On laying of fourth floor roof slab	10% of BSP	
7.	On laying of sixth floor roof slab	10% of BSP	
8.	On commencement of brick work	10% of BSP	
9.	On commencement of external plaster	5% of BSP	
10.	On offer of possession	10% of BSP	Club membership + IFMD + Power back up charges + Maintenance Advance + Dual Electric Meter

B. Down Payment Plan.

S.NO.	PAYMENT STAGE	PERCENTAGE	ADDITIONAL CHARGES
1.	On Booking	15% of BSP	
2.	On or before 45 days from the date of booking	70% of BSP	Car Parking(s)
3.	Two months before possession	10% of BSP	PLC(s), if applicable
4.	On offer of possession	5% of BSP	Club membership + IFMD + Power back up charges + Maintenance Advance + Dual Electric Meter

NOTE: Down payment plan discount of maximum of 12% of BSP, based on the stage of project at the time of booking, will be offered, on a pro-rata basis.

C. Flexi Payment Plan.

S.NO.	PAYMENT STAGE	PERCENTAGE	ADDITIONAL CHARGES
1.	On Booking	15% of BSP	
2.	On or before 60 days from the date of booking	40% of BSP	Car Parking(s)
3.	On laying of second floor roof slab	20% of BSP	PLC(s), if applicable
4.	On laying of sixth floor roof slab	20% of BSP	
5.	On offer of possession	5% of BSP	Club membership + IFMD + Power back up charges + Maintenance Advance + Dual Electric Meter

NOTE - Flexi payment plan discount of maximum of 6% of BSP, based on the stage of project at the time of booking, will be offered, on a pro-rata basis.

D. Special Payment Plan (5% OF BSP WILL BE CHARGED EXTRA IN THIS PAYMENT PLAN)

S.NO.	PAYMENT STAGE	PERCENTAGE	ADDITIONAL CHARGES
1.	On Booking	25% of BSP	
2.	On completion of 1st year / casting of ground floor roof slab (which ever is later)	25% of BSP	Car Parking(s)
3.	On completion of 2nd year / casting of 6th floor roof slab (which ever is later)	20% of BSP	PLC(s), if applicable
4.	On completion of 2.5 years / brick work & internal plaster (which ever is later)	20% of BSP	
5.	On offer of possession	10% of BSP	Club membership + IFMD + Power back up charges + Maintenance Advance + Dual Electric Meter



Panchvati At Site
176 – A, Rajpur Road, Dehradun, Uttarakhand.



kalptaru

Housing Pvt. Ltd.

Making Wishes Come True

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