

garden HEIGHTS

a great place to call home





FREQUENTLY ASKED QUESTIONS

1. What is the Name of the project?

Garden Heights

2. What is the Location of the project?

Shiv Shankar Rolling Mill Compund, Central Jail Road, NH 80, Bhalgalpur

3. Who are the Promoters?

Jiwansaagaar Realty Pvt Ltd

4. What are the nearby landmarks of the project?

In front of the Airport, Zero Mile is 300 metres, NH Bypass is 500 metres.

5. What are the nearby Hospitals to the project?

Arc Hospital 1.5 km, Jawaharlal Nehru Chikitshalaya, 3 km

6. Which is the nearest Police Station to the project?

Zero Mile PS, 300 metres

7. What are the nearby schools / colleges to the project?

Holy Family School, Diksha International School, Mount Carmel, Delhi Public School, Mount Assisi Senior School, Sabour Agriculture College & Bhagalpur Medical College are nearby.

8. What are the nearby markets for daily use to the project?

Tilkamajhi Market, 1.5 km

9. How far is the Railway Station from the project?

5 km

10. What is the nearest bus terminal to the project?

Zero Mile Bus Stand, 300 metres

11. What is the total land area of the project?

2.47 acre land

12. Is the land freehold or leasehold?

Freehold

13. What is the Super Built-up Percentage in the project?

26%

14. What is the total number of Towers in the project?

Phase I - 4 Towers & Phase II - 4 Towers

15. What is the total number of Flats?

Phase I - 156 & Phase II - 162

16. What is the size of the Apartments?

2BHK : 947 sq.ft. - 1154 sq.ft.

3BHK : 1260 sq.ft. - 1396 sq.ft.

17. Who is the Architect?

Plan Vision, Kolkata

18. What are the Facilities & Amenities?

Entrance Gate with Project Signage

Landscaped Garden with Manicured Lawn

6-Layer Security System

Well equipped A.C. Gymnasium

Yoga & Meditation Centre

2 Swimming Pools - both adults & children

Secured Children Play Area

Indoor Toddler Zone

Indoor Games Room- Table Tennis, Carrom, Cards & Pool

Outdoor Play Area - Badminton & Basketball

Jogging Track

A.C. Community Hall with Community Kitchen

Community Temple

Bank ATM Machine

24x7 Ambulance

24x7 Purified Water Supply

Doctor's Clinic

Shuttle Bus & Van

In-house Plumber & Electrician

Modern Fire Fighting System

Power Back-up

Rain Water Harvesting

Solar Power for common area

Sewage Treatment Plan

Wi-Fi Enabled Society

19. What are the Key Specifications?

Earthquake Resistant Building

Anti-termite Treatment

Laminated Wooden Flooring in Master Bedroom

Vitrifies Tiles in other Bedrooms & Living Area

2 fully automated Lifts in each Block

A.C. Power Outlets in all Rooms

Geyser Power Outlets in all Bathrooms

Various panels of consultants from all over India

20. What is the Price & Payment Schedule for Phase I?*

Price: ₹2900/- per sq.ft.
Car Parking (Open): ₹2,90,000/-
Club: ₹70,000/-
Diesel Generator: ₹30/- per sq.ft.
Electrical Charges: ₹30/- per sq.ft.
Sinking Fund: ₹20/- per sq.ft.
Advance Maintenance Charge (for 12 months): ₹2/- per month
Legal Fees: 0.25% of the property cost
Service Tax: As applicable
Payment Schedule:

Particulars	Payout Module
On Application	₹2 Lac
On signing of agreement for sale (within 15 days of Allotment)	20% of sale price less ₹2 Lac (application fee)
Foundation	10% of sale price
1st Floor	10% of sale price + other charges as mentioned above & applicable
3rd Floor	10% of sale price
5th Floor	10% of sale price + other charges as mentioned above & applicable
Roof	10% of sale price
Brickwork	10% of sale price
Flooring	10% of sale price + other charges as mentioned above & applicable
Finishing & Electrical Installation	5% of sale price
Possession	5% of sale price + other charges as mentioned above & applicable

*Subject to change without prior intimation

21. Will home loan facility be available?

Our project has been approved for Home Loans by Bank of Baroda, ICICI Bank & HDFC Bank

22. Whom should the cheque be issued in favour of?

Escrow A/c - Jiwansagar Realty Pvt Ltd

23. What is the completion time of the project?

Phase I - 31st December 2016

24. What is the contact number?

1800 3010 4111 (Toll Free)





LOCATION MAP



Developer

JIWANSAGAR REALTY PVT. LTD.

Registered Office

Poddar Point, 10th Floor,

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Project Office

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