

## “Lifetime Refundable Guarantee Scheme”

Ashiana Utsav, Lavasa is the place for seniors to live where you would find the perfect atmosphere to spend your retired life right next to hills, water bodies, pollution free environment and all services on your doorstep.

We have come up with a “Lifetime Refundable Guarantee Scheme” in Ashiana Utsav Lavasa. In this scheme, you get –

- Your complete deposit is refundable life long, no ifs-no buts.
- The registration and stamp duty is paid by Ashiana.

**\*Hurry. Only 10% of the units are left!**

## FAQs on Lifetime Refund Scheme

Below are few important questions that may come across your mind –

1. Can the owner put his flat on rent?  
Yes. All the rights as an owner are intact.
2. What about maintenance charges?  
Like any other owner, all maintenance charges, electricity, water and city charges will be paid by the owner.
3. What legal requirements will be there to initiate a refund?  
There is no legal requirement. A simple signed application from the owner/owners is sufficient.
4. Can the unit be jointly held?  
Yes, but for the refund request, both the owner and co-owner/s need to apply jointly.
5. How the refund is right guaranteed?  
Its part of the terms in the lease agreement that is registered.
6. Will the buyback happen at the current value?  
No, it is not a Buy-Back. It's a cancellation and refund. The amount given by the customer will be returned, without interest. Thereafter Ashiana will become the owner and will have the right to resell or lease.
7. Why is interest not being given on the deposit?  
The amount paid by the customer is not a deposit. It's the consideration for buying (leasing) and doesn't attract any interest.
8. Will there be any other tax implications for the refund like TDS?  
No, since it is not a Buy-Back, but a simple refund of the amount originally paid, there is no TDS liability.
9. What about the Refund of the stamp duty, Registration and GST?  
This is a completed project and no GST is applicable. As a Special Offer, Ashiana is bearing the Cost of Stamp duty and Registration charges.
10. Is there any Lock in period for the Scheme?  
No. There is No lock in period you can ask for refund any time. After Cancellation with in
11. What about the Home Loan?  
Yes, you can avail Home Loan as per the Entitlement or bank policy.
12. To whom this property is been transferred after us?  
As you are the owner of the property Ashiana has not a party to it. You can decide it through the will whom it should be transferred.