

NIRVANA FAQ's

Q) WHAT IS ASSETGAIN NIRVANA?

- AssetGain Nirvana is a premium gated community with customisable cottages.
- It spreads over a total area of 30 Acres.
- It shall have plots of 5 Guntas (605 Sq yards) as Standard Size, a few smaller units of 242 Sq yards and few bigger units of 1200 Sq yards as well.
- Plots will have boundary plantations.
- It is located at Tummallapalle Village, which is about 7 KM from NH-65 near Sadashivpet.
- Nirvana hosts a lavish 10,000 SFT club house.
- The project is envisioned to bring the farm house dream closer to the Middle Classes.

Q) WHERE IS THE VENTURE LOCATED?

- Venture is located near Sadashivpet. It is 7 KMs inside from NH-65 (Mumbai Highway).
- It takes 1 Hour 15 Mins from Gachibowli to reach this location via ORR.
- It is 49 KM from Muthangi ORR Exit.
- After crossing Muthangi ORR Exit, we pass by KANDI (Where IIT is located), then pass by Sangareddy (HMDA Boundary on West Hyderabad), cross Sadashivpet and reach near ARUR. From ARUR which is on NH-65 we have to travel inside and reach the venture in 7 KM.

Q) IS IT A DTCP or HMDA Venture?

- NIRVANA is NOT a HMDA or DTCP venture.
- The land will be registered as Agricultural land and each owner will get a Pass Book.

Q) IS NIRVANA A "FARM LAND" PROJECT ?

- AssetGain Nirvana is a Gated Community of Premium Farm houses. It is different from other "farm land" projects in the following way:
 - a) In Nirvana you get well demarcated plots and a customer is put in possession of their respective plots through an MOU, MASTER PLAN & POSSESSION AFFIDAVIT. In conventional farm land ventures customers are not in possession of their land on the ground.

- b) In Nirvana a customer gets a plot with good quality boundary plantations.
- c) Plots in AssetGain-Nirvana are envisioned as farmhouse plots. The company shall help prospective owners convert a part of their plot into Non-Agricultural Land (NALA CONVERSION) and shall help prospective customers obtain permission from the Gram Panchayat to construct a farmhouse.
- d) Roads in the project are developed as per highest industry standards and the passage is protected in perpetuity through a legally enforceable "DEED OF PASSAGE".
- e) The project shall have functional electricity connection and piped water connection to every plot making it highly suitable for residence.

Q) ARE THERE ANY OTHER AMENITIES?

- The project comes with a state-of-the-art lavish clubhouse. Spread out in 1 Acre the clubhouse shall have a built-up area of 10,000 SFT. The clubhouse shall come with Swimming Pools, Indoor Party Hall, Banquet Lawns & Guest Rooms.

Q) WHAT IS A MASTER PLAN?

- Master Plan of the community is a division of the entire area of community into individual plots of varying sizes. It shall demarcate the total area into Plots, Roads, Park and Clubhouse.
- Each plot in the Master Plan shall be numbered.
- Each prospective buyer shall choose a plot of their choice from the Master Plan.
- This plot number shall form the basis of further documents like MOU, POSSESSION AFFIDAVIT & DEED OF PASSAGE.

Q) WHAT IS THE MOU MENTIONED ABOVE?

- On Purchasing a plot in AssetGain Nirvana, each customer shall first be required to sign an MoU with AssetGain Projects who are promoters of the venture.

- This MoU shall detail the following:
 - a) The allotment of the Plot Purchased.
 - b) The Master Plan of the Community.
 - c) Rules and Regulations of the Community.
 - d) Maintenance commitments and charges.

Q) WHAT IS A POSSESSION AFFIDAVIT?

- A possession affidavit is a sworn document executed between the Seller (AssetGain Projects) & the Buyer (prospective customer). In this document the seller commits that the buyer is being put in possession of a specific plot number as per the Master Plan & similarly the Buyer commits that he/she is taking possession of a specific plot as mentioned in the affidavit and shall at no time claim possession of any other area within the community.
- A possession affidavit binds the Seller to deliver a specific portion of land physically to the Buyer & similarly binds the Buyer to take possession of a specific portion of land and none other.

Q) WHAT IS A DEED OF PASSAGE?

- Road area within AssetGain Nirvana is actually a part of the land owned by the customers themselves. To ensure that this passage is never obstructed by any buyer a legal document named "Deed of Passage" needs to be executed. Once this Deed is executed the title over the land left as a passage remains with the customer but they forfeit the right to fence it or lock it.

Q) DOES THIS MEAN THAT IF I BUY A PLOT I CANNOT USE THE ENTIRE LAND?

- Correct. This is akin to the concept of Carpet Area and Super-Built Up Area in an apartment. The land legally belongs to the customer but they forfeit the right to fence it or obstruct it. It shall remain a passage within the community in perpetuity. Approximately 35 Sq yards shall be in the passage deed for a 242 sq yards plot and Approximately 82 Sq yards for a 605 Sq yards plot
- This method of creating passages is done for 2 reasons:
 - a) If the passage area remains on the Passbook of the Developer there is a risk of future sale of roads to a 3rd party thereby creating endless litigation and inconvenience to plot owners.
 - b) This method allows us to make the roads private within the community thereby allowing us to cutoff the roads from outside and prevent non-owners from entering the community, unlike HMDA or DTCP Ventures where roads are made public by transferring them to the local gram panchayat.

Q) WHAT ARE THE RULES AND REGULATIONS FOR BUILDING A FARM HOUSE?

- According to the existing government regulations any person owning agricultural land can build a farm house in 10% of the total area owned - without NALA conversion or permission as long as the structure being built is a “temporary structure”.
- In order to build a farm house as a permanent structure the owner must first apply for a NALA Conversion (Non-Agricultural Land Conversion) for the total area on which farm house is sought to be constructed and subsequently pay regularisation fee to the local gram panchayat & obtain a permission.
- There is no upper-limit on the area which can be used for building once NALA conversion is completed and regularisation fee paid.
- Regularisation fee and NALA conversion charges amount to Rs. 90,000 for 121 Sq Yards. Fee increases proportionately as the total area of construction increases.

Q) WILL ASSETGAIN PROJECTS HELP US OBTAIN THE PERMISSION?

- YES.

Q) WILL ASSETGAIN PROJECTS HELP US CONSTRUCT THE FARM HOUSE?

- YES.

Q) WHAT ARE THE SECURITY MEASURES?

- AssetGain Nirvana is an access controlled gated community.
- It shall have 24X7 Security. Entry will be strictly based on Access Cards provided by the company.
- The Community shall be fully fenced so that it cannot be accessed from any side other than the main entrance.

Q) WILL THE COMMUNITY HAVE INTERNET ACCESS?

- Yes, the community is designed to support Work From Home.

Q) BY WHEN WILL ASSETGAIN PROJECTS DELIVER THE VENTURE?

Project shall be delivered with all development works by MARCH, 2026

Q) HOW WILL THE VENTURE BE MAINTAINED?

- AssetGain Projects shall be solely responsible for all maintenance works till June, 2025.
- After June , 2025 – AssetGain Projects shall maintain the common roads, avenue plantations & park area upto June, 2033. Individual plot owners shall maintain their own farm plots and farm houses from June, 2025 onwards.
- The Club House shall remain the property of AssetGain Projects and shall be maintained by the company forever.

Q) ARE THERE ANY MAINTENANCE CHARGES ?

- Each plot owner shall pay an amount of Rs. 18,000/- (605 Sq Yards Plot) per Annum from March, 2025 onwards towards(approx. 30 Rs per sq. yard)
 - a) Security Charges
 - b) Common Electricity Bill (Shall not include Club House electricity)
 - c) Water Supply Charges
 - d) Solid & Liquid waste management charges.