

## Important Information

<b>Project</b>	: 2.5 BHK Homes
<b>Location</b>	: Nr. Sun Simpolo, B/h D.P.S. Bopal, Near Neelkanth Villa, Bopal - Shilaj Road, Ahmedabad
<b>Number of Floors</b>	: Basement + Ground + 14
<b>Number of Units</b>	: 68 Units
<b>Unit Areas</b>	: 1235 sft & 1255 sft
<b>Architect</b>	: Placekiness associates
<b>Carpet Efficiency</b>	: 60 % approximately

### Additional Charges

- Premium (PLC)** : Rs. 20 / sft / floor from 7th floor onwards  
Rs. 30 / sft for corner units
- Other Charges** : Rs. 150 / sft towards AUDA & Electricity  
- Rs. 12,500 / unit as legal charges  
- Rs. 50/sft towards Maintenance Deposit  
- Rs. 2/sft per month for 24 months towards monthly maintenance expenses to be paid fully in advance at the time of possession/saleded

<b>Loan Availability</b>	: Major Banks / Financial Institutions
<b>Possession Period</b>	: 24 Months from the commencement of work (Subject to Force Majeure conditions)

### Payment Terms

<b>Down Payment</b>	<b>20% at the time of booking</b> <b>Balance 80% with in 21 days from the commencement of work</b> (Revision in Rate & payment terms will be applicable if client fails to follow above mentioned schedule)
<b>Regular Payment</b>	<b>20% at the time of booking</b> <b>Balance 80% in 20 equal monthly installments from date of commencement of work</b>

- Total Payment by Cheque/DD or NEFT/RTGS in favor of **"Sun Builders Pvt. Ltd."**.
- Applicable stamp duty & Registration charges are not included in the transaction cost and are to be paid by the member individually at the time of saleded.
- Service tax, VAT or any other charges or taxes levied by the govt. authority are to be borne by member as per actual.
- Service tax at applicable rate is payable on all due installments (non – refundable).
- Additional amount payable on delayed payment of installments @ 1.5% per month upto a delay of 3 months. If delay is more than 3 months, the developer shall cancel the booking on his sole discretion.
- In event of cancellation, refund would be given only after the said apartment has been resold (payment received from new purchaser) & that to after deducting a sum of Rs. 1,00,000/- as a token cancellation charge.
- All refunds, if any, will be made without any interest by local cheque only.

### Other Notes

- All units on top floors are allotted open terrace rights on a nominal payment at the discretion of developer.
- Monthly maintenance expense shall be effective from time building use permission is issued from local authority.
- The developer reserves the right to change, revise and make any modification, addition, omission or alteration in the scheme as a whole or any part thereof at their sole discretion.
- The company shall strictly execute the work as per the decided specifications & shall not entertain any kind of alteration/modifications at any stage.
- In case of any kind of alteration/modifications carried out by the client in his own capacity, no labor charge credit shall be given.
- Any Changes in plumbing work are not permitted.
- Subject to Ahmedabad Jurisdiction.