

Important Information

Project	: THE BUSINESS CENTRE
Location	: Nr. Bopal Circle, S.P. Ring Road
Number of Floors	: Basement + Ground + 7
Number of Units	: 68 Units
Unit Saleable Areas	

Ground	1st & 2nd	3rd	4th to 7th
1610 sft	1410 sft onwards	570 sft onwards	570 sft onwards
6 Units	12 Units	10 Units	40 Units

Additional Charges

- Premium (PLC)** : Rs. 200/sft for Main Road Facing Units
- Other Charges** : Rs. 475/sft towards AMC, Legal, AEC, Fire & Common Development Charges
- Rs. 60/sft towards Maintenance Deposit
- Rs. 3/sft per month for 24 months towards monthly maintenance expenses to be paid fully in advance at the time of possession/saledeed

Loan Availability	: Major Banks / Financial Institutions
Possession Period	: 20 Months from the commencement of work (Subject to Force Majeure conditions)

Payment Terms	: 10% of basic cost at the time of booking. 10% of basic cost within 21 days from commencement of work. Balance 80% of basic cost in 18 Equated Monthly Installment.
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- Total Payment by Cheque/DD or NEFT/RTGS in favor of **"Shilp Construction"**.
- 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 sale deed.
- 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 unit has been resold (payment received from new purchaser) & that to after deducting a sum of Rs. 1,50,000/- as a token cancellation charge.
- All refunds, if any, will be made without any interest by local cheque only.

Other Notes

- Few units on 3rd 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 (BUP) is issued from local authority.
- **The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.**
- The company shall strictly execute the work as per the decided specifications & shall not entertain any kind of alteration or 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 strictly not permitted.
- Subject to Ahmedabad Jurisdiction.