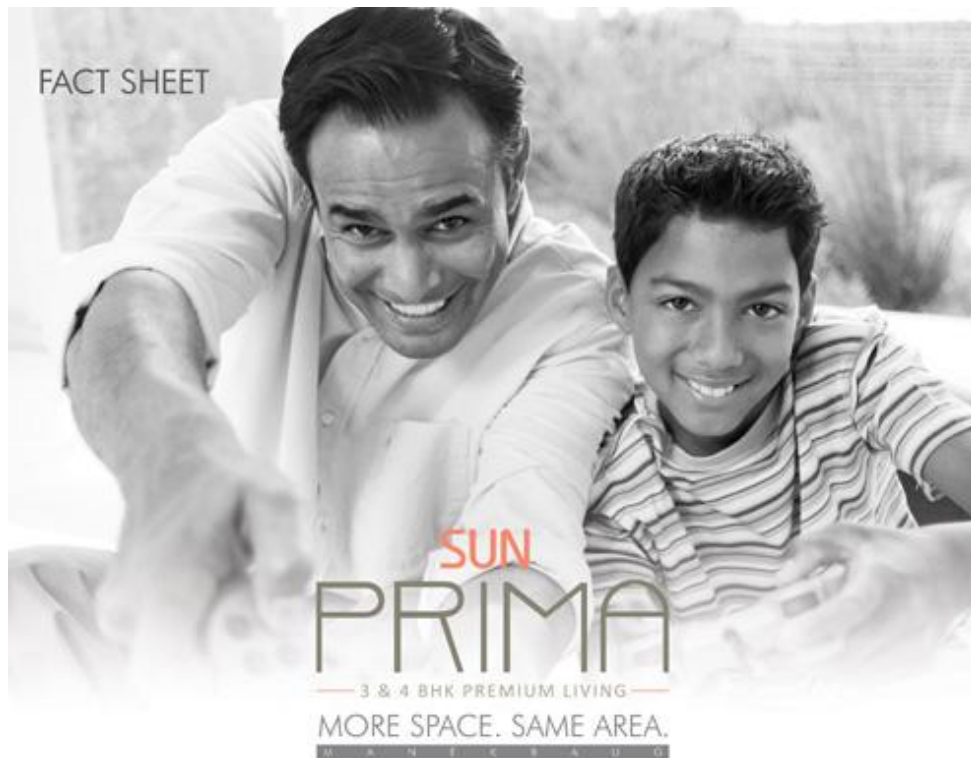


FACT SHEET



Nature Of Project	: 3 & 4 BHK Premium Apartments
Location	: B/h Golden Tulip Bungalows, Manekbaug-Shyamal Road, Ahmedabad-380015
No. Of Floors	: Basement + Ground [H.P.] + 7
No Of Units	: 49 Units
Unit Areas	

Unit Type & Saleable Areas	3 BHK			4 BHK		
	Type A	2600 SFT	7 Nos	Type A	3265 SFT	7 Nos
Type B	2350 SFT	7 Nos	Type B	3125 SFT	21 Nos	
	2400 SFT	7 Nos				

Additional Charges

- Rs. 100/- per sq. ft. towards PLC on applicable units
- Rs. 85/- per sq. ft. towards Maintenance Deposit
- Rs. 3.0/- per sq. ft./month towards common maintenance expense for 24 months (to be paid in advance)
- Rs. 125/- per sq. ft. towards electricity charges
- Rs. 125/- per sq. ft. towards approval charges
- Rs. 3,00,000/- as miscellaneous expenses
- Rs. 21,000/- towards legal cost.

Loan Availability	: Major Banks / Financial Institutions
Possession Period	: 24 Months from the commencement of work

Payment Terms

Down Payment	20% at the time of booking Balance 80% with in 21 days (Revision in Rate & payment terms will be applicable if client fails to follow above mentioned schedule)
Regular Payment	20% at the time of booking Balance 80% in 24 equal monthly installments from date of commencement of work

- Total Payment by Cheque/DD or NEFT/RTGS in favor of "SUN DEVELOPERS".
- Service tax at applicable rate is payable on all due installments (non - refundable).
- Applicable stamp duty, registration fees & all additional charges are to be paid before execution of sale deed/ possession formalities.
- 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 after deducting a sum of Rs. 2,50,000/- 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 of block A & B 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.

