



## Important Information

Project	: 3 BHK HOMES & RETAIL
Location	: Nr. Aarohi Bungalows, South Bopal, Ahmedabad
Number of Floors	: Basement + Ground + 14
Number of Units	: 232 Units
Unit Areas	: 3 BHK = 1330 sft
Architect	: H M Architects
Carpet Efficiency	: 60 % approximately

## Additional Charges

1. Premium (PLC) : Rs. 100/sft for Garden and Main Road Facing Units
2. Other Charges
  - Rs. 350/sft towards AUDA, Legal, Electricity, Fire & Common Development Charges
  - Rs. 50/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	: 24 Months from the commencement of work (Subject to Force Majeure conditions)

## Payment Terms

Down Payment	20% at the time of booking Balance 80% with in 21 days from the commencement of work (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 20 equal monthly installments from date of commencement of work

- 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 saledeed.
- 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.

