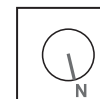


# TYPICAL FLOOR PLAN



SITE LAYOUT



S.P. RING ROAD

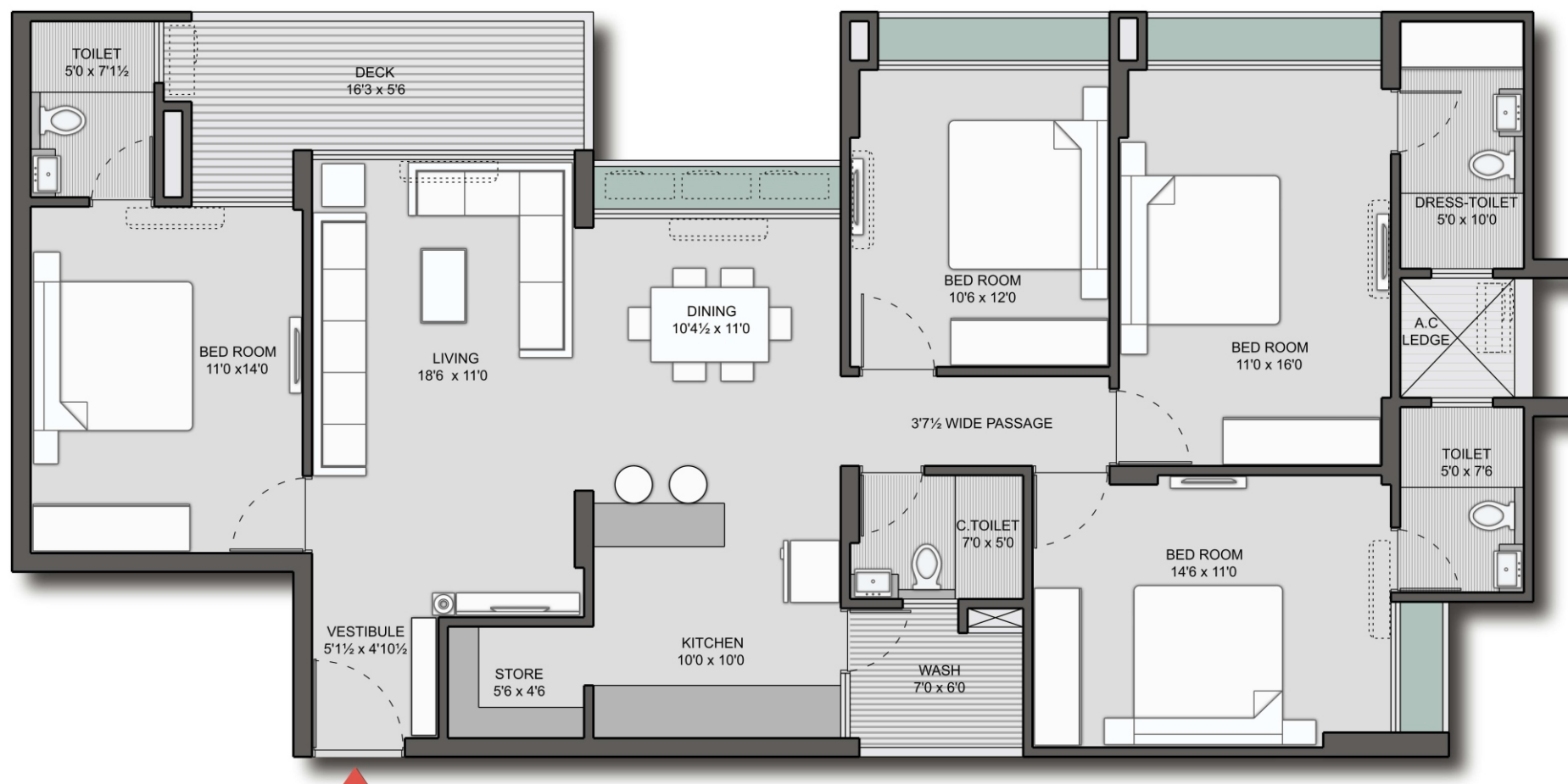
MAIN ENTRANCE



## 3 BHK UNIT PLAN



## 4 BHK UNIT PLAN





### Important Information

Project	: 3 & 4 BHK Higher Living
Location	: Nr. Bopal Circle, S.P. Ring Road
Number of Floors	: Basement + Ground + 22
Number of Units	: 258 Units
Unit Areas	: 3 BHK = 1850 sft Saleable Area - 172 Units 4 BHK = 2425 sft Saleable Area - 86 Units

### Additional Charges

1. Premium (PLC)

2. Floor Rise Charge

3. Other Charges

Rs. 100/sft for Garden Facing Units

1st to 10th Rs. NIL	11th/12th Rs. 50 / sft	13th/14th Rs. 100 / sft	15th/16th Rs. 150 / sft
17th/18th Rs. 200 / sft	19th/20th Rs. 250 / sft	21st/22nd Rs. 300 / sft	

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

Parking Policy	: 2 Free allotted parking slots per unit at Ground or Basement at developers sole discretion
Loan Availability	: Major Banks / Financial Institutions
Possession Period	: 30 Months from the commencement of work (Subject to Force Majeure conditions)

Payment Terms	: Rs. 2,51,000/- at the time of booking. Remaining 20% of basic cost within 21 days from commencement of work. Balance 80% of basic cost in 26 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 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. 1,50,000/- 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 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.