

### 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** : 252 Units  
**Unit Saleable Areas** :

**Price @4050/-**

3 BHK	4 BHK	4 BHK (P)	5 BHK (P)
1850 sft & 1975 sft	2425 sft & 2560 sft	3000 sft + 475 sft (T)	3900 sft + 675 sft (T)
160 Units	80 Units	8 Units	4 Units

### Additional Charges

**1. Premium (PLC)** : Rs. 100/sft for Garden Facing Units  
**2. Floor Rise Charge** :

1st to 10th NIL	11th / 12th Rs. 50 / sft	13th / 14th Rs. 100 / sft	15th / 16th Rs. 150 / sft
17th / 18th Rs. 200 / sft	19th / 20th Rs. 300 / sft	Penthouse Rs. 400 / sft	

**3. 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

**Parking Policy** : 2 Free allotted parking slots per unit as decided by Developer  
**Loan Availability** : Major Banks / Financial Institutions  
**Possession Period** : 30 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 26 Equated Monthly Installment.

- 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.