



10
Luxurious
3 bhk Flats
Scheme
in
Heart
of
Anand
City

3 BHK Flats at the heart of the city @ TP - 2



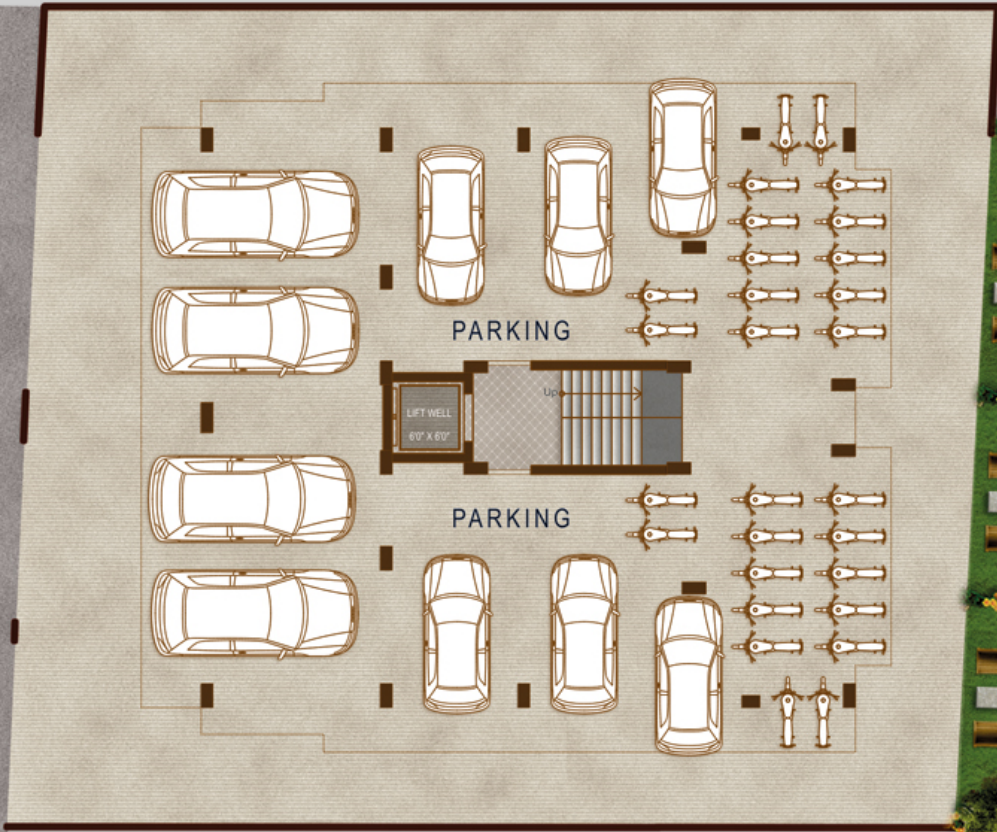
Special Features :

- Structure as per earthquake resistant norms
- Gas connection facility available
- Bore well for water supply to overhead water tank
- Pre-construction anti-termites soil treatment
- CCTV for security purpose

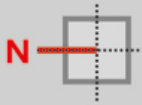
To
T P Road

To
Popati
Chokdi

T P Road



Ground Floor Plan (Parking)



Typical Floor Plan

First Floor to Fifth Floor Plan



Unit Flat Plan

Flat Nos :

101 | 201 | 301 | 401 | 501
 102 | 202 | 302 | 402 | 502



Isometric View of Unit Flat

Flat Nos :

101 | 201 | 301 | 401 | 501
 102 | 202 | 302 | 402 | 502



SPECIFICATIONS...

Structure	: RCC frame structure and ACC block wall.
Flooring	: Vitrified tiles flooring.
Kitchen	: Granite kitchen platform with SS sink, and glazed tiles upto full height.
Door	: Decorative main door with granite frame and all other doors will be flush doors.
Windows	: Aluminum sliding windows with M.S. grill, mosquito net & granite frame.
Electrification	: Necessary electric points will be provided. Concealed ISI wiring with modular switches.
Paint Finish	: Internal walls are smooth plastered finished with double coated wall putty and waterproof cement paint. External walls with double coated gutki plaster with good quality waterproof emulsion.
Drainage	: Drainage connection will be provided
Toilet & Bath	: Full dado height in toilet & bath and wash basin.
Elevators	: Elevator for easy access with capacity for 6 persons of standard make.
Terrace	: China mosaic with water proofing on terrace.

Terms & Conditions :

1. Internal changes shall be allowed only with prior permission and with extra cost.
2. Member is liable to pay maintenance per unit as per decision by the association at the time of possession.
3. Additional documentation charges such as stamp duty/ registration / GEB connection / insurance / GST / legal documents (as per new bylaws / jantri / revenue department and other relative expenditure are to be borne by the member. Any kind of taxes implemented by government or local authorities during or after completion of the project are to be borne by the member.
4. Municipal taxes from date of obtain passions shall be borne by the member.
5. Payment Conditions :
 - 30% as a booking amount
 - 20% at slab level
 - 15% at brick work level
 - 15% at the time of plaster
 - 15% at the time of flooring
 - 05% at the time of possession.
6. If the member does not take the possession within month from the date of completion of the unit, interest @ 18% p.a. will be charged on balance amount.
7. The organizer / architect / structural engineer shall have all right for any addition / alternation required time to time.
8. possession of unit will be given on only on receipt of full payment, no Pooja / Vastu allowed before possession.
9. In case of extra work the amount will be born the customer paid in advance.
10. In case of any dispute it will be resolved by mutual discussion and understanding, failing which the matter



Key Plan



Site Address :

Nr Shastri Baug,
B/h. M. B. Patel Science College,
Anand - 388 001. Gujarat. India

Organiser :



Choksi Estate, Swaminarayan Society Road,
Sardar Ganj, ANAND - 388 001.

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Contact for Inquiry : | + 91 97277 42877 | +91 98255 82831

Architects : | Archigram, V V Nagar - 388 120.

Structure Consultant : | Shyam Engineers, Anand - 388 001.

: Running Project :



Shops & Flats

Nr Railway Station, Janta Crossing,
V V Nagar.

: Completed Project :



Near Big Lion Cinema,
Anand-Lambhvel Road,
Anand - 388 001



Behind Big Lion Cinema,
Anand-Lambhvel Road,
Anand - 388 001



Moti Khodiyar Road,
Off Anand-Lambhvel Road,
Anand - 388 001