

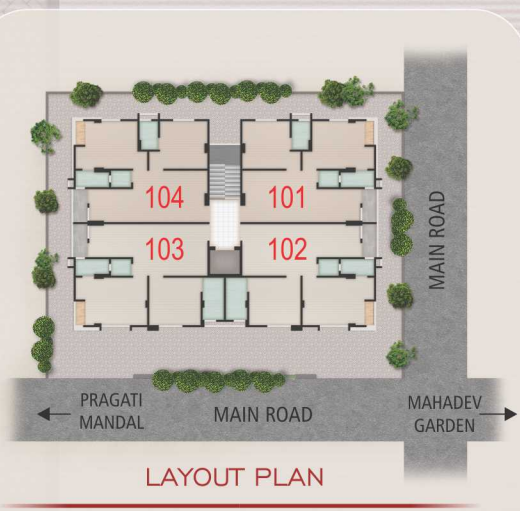
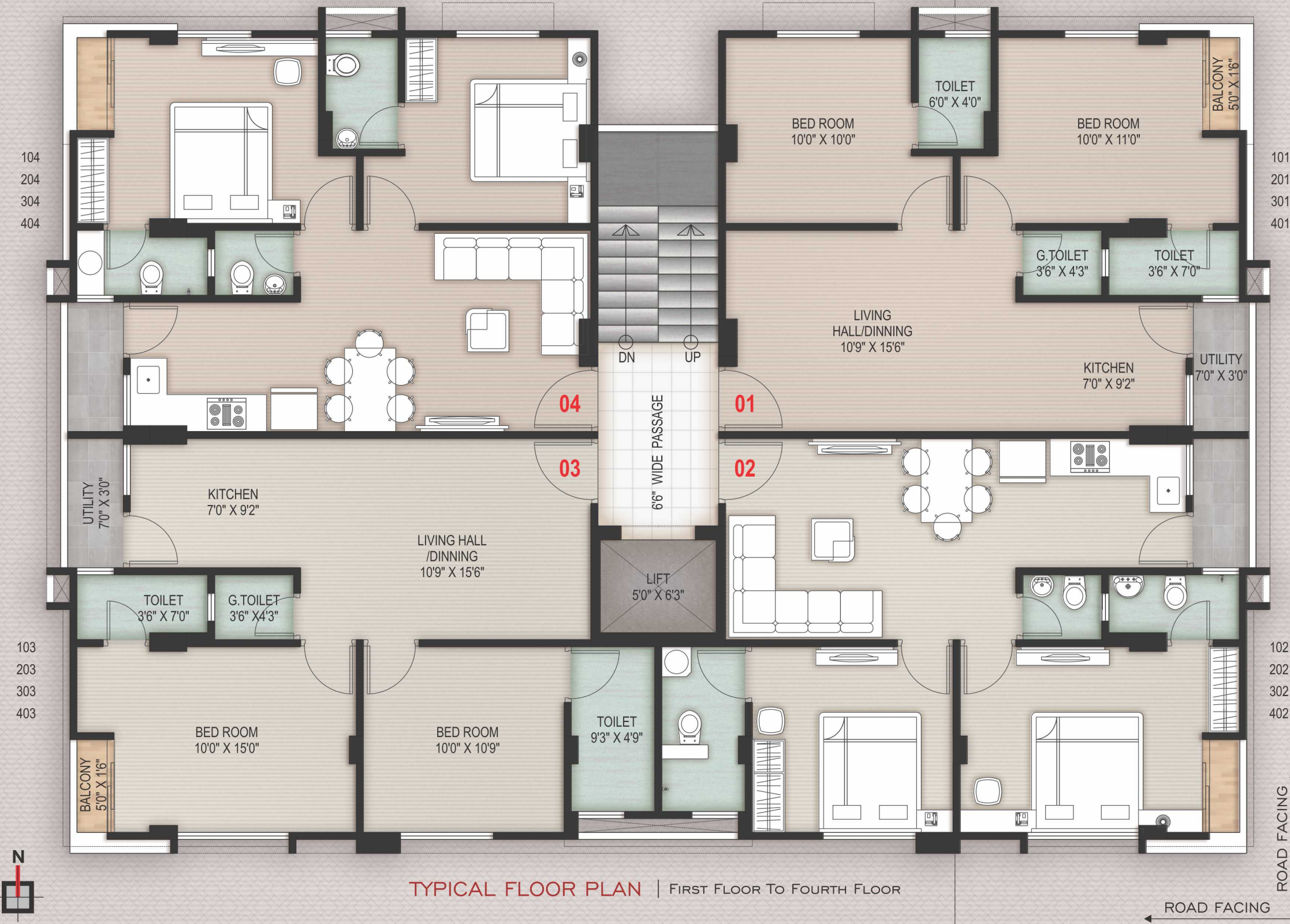


Anandini

2 BHK LUXURIOUS FLATS



@ PREMIUM LOCATION NEAR MAHADEV GARDEN AT V V NAGAR



Anandini
2 BHK LUXURIOUS FLATS

- Special Features :**
- POLLUTION FREE AND DUST FREE RESIDENTIAL ZONE
 - STRUCTURE AS PER EARTHQUAKE RESISTANT NORMS
 - ATTRACTIVE MAIN GATE
 - ADEQUATE PARKING FACILITY AT GROUND FLOOR
 - BORE WELL FOR WATER SUPPLY TO OVERHEAD WATER TANK
 - LIFT FOR EASY ACCESS
 - PRE-CONSTRUCTION ANTI-TERMITES SOIL TREATMENT
 - LOAN PAPERS AVAILABLE





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SPECIFICATIONS :

STRUCTURE : RCC frame structure and brick wall in cement mortar smooth finish internal plaster. External surface finished in sand face double coat plaster. Structure design as per structural engineer.

Design as per earthquake safety norms.

FLOORING: Ceramic/Vitrified tiles flooring in carpet area as directed by architect.

KITCHEN PLATFORM: Granite kitchen platform with stainless steel sink and glazed tiles upto lintel level height and kota stone flooring in wash area.

DOORS: Main door of the flats are specially designed with decorative Brass / S.S. Fittings wooden and rest RCC frame door & all the doors will be flush Doors with standard fittings as directed by architect.

WINDOWS: Two track aluminum sliding windows with MS grill.

ELECTRIFICATION: Necessary electric points will be provided like Plug points, Bell points, TV point, Telephone point, Washing Machine point, Kitchen Accessories points, Geyser point etc. with branded ISI concealed wiring with suitable 'Anchor'/equivalent modular switches.

PAINTING: Acrylic distemper paint on internal walls, 'Apex ultima' or equivalent paint on external walls and Enamel Paint on doors.

TOILET & BATH : Dado height 7' in Toilet & Bath and lintel level on wash basin.

DRAINAGE : Drainage connection will be provided.

PARKING: Adequate parking facilities with decorative paving.

WATER SUPPLY: Bore well facility will be provided for overhead water tank with auto control system for drinking and other use.

ELEVATORS : Elevators for easy access with capacity for 4 persons of standard make will be provided.

Terms & Conditions :

- Internal changes shall be allowed only on prior permission with its feasibility and with advance extra cost.
- Member is liable to pay Rs. 1,00,000/- per 2BHK flat as a maintenance deposit while taking possession and deposit will be double in case of twin flat or in multiple thereof.
- Additional Documentation charges such as loan mortgage document / stamp duty / registration / GEB Connections / Insurance / Service Tax / GST Legal documents (As per New Bylaw's / 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.
- Municipal taxes from the date of possession shall be borne by the member.
- Payment Conditions : (General Schedule)
 - 25% as a Booking Amount
 - 20% at the time of First Floor Slab
 - 20% at the time of Second Floor Slab
 - 20% at the time of Third Floor Slab
 - 10% at the time of Flooring & Plaster
 - 05% at the time of possession
- Member has to take possession within month from the date of completion of the unit, failing which interest @ 18% p.a. will be charged on balance amount.
- The Organiser / Architect / Structural Engineer shall have all rights for any addition / alternation.
- Possession of the unit will be given only on receipt of full payment.
- The Organiser reserves their rights to make any addition, alternation and amendments as may be necessary from time to time.
- In case of cancellation of booking, 25% of total value of the flat will be forfeited. Remaining amount will be refunded after the sale of respective flat.
- The brochure shall not be treated as a legal document, it is the purpose of information and guidance only.
- In case of any dispute it will resolved by mutual discussion and understanding failing which the matter will be in Anand jurisdiction only.



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Site Address :

B/h Pragati Mandal,
Opp. Shree Ram Complex-1
Near Mahadev Garden, Sardar Patel Statue,
V V Nagar - 388 120, Gujarat, India.

Organizer :
AASHRITA
Developers
Vallabh Vidyanagar - 388 120
www.aashritadevelopers.com

Contact for Inquiry :

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+91 98799 88866

Architect : **dce** ASSOCIATES
Anand - 388 001,
Gujarat, India

Structural Consultant :
Jaymin Desai
Aakar Consultant, Anand