

Site: Tulsi Ananta, Opp. Tulsi Elegance, Beside Tulsi Ram, Rambhai Kaka Marg, Bakrol, Anand-388315

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Developers: TULSI INFRACON | ARCHITECT: UNEVEN | Structural consultant: Asthaa design

RERA Reg. No.: PR/GJ/ANAND/ANAND/Others/RAA11392/060323 | RERA Website: gujrera.gujarat.gov.in

Payment Terms: Booking 20% | Plinth Level 15% | Ground Floor Slab 15% | First Floor Slab 15% | Plaster 15% | Flooring 15% | Before Possession 05%

Terms and Condition: (1) The developers reserves the full right to make any additions, alternation & amendments for change in plan & Specifications as may be necessary from time to time. (2) Stamp Duty, registration fees, All GEB charges, Legal charges, gas connection, GST, maintenance deposit etc. & all applicable taxes will be extra. (3) In case of delay in light connection, the developers will not be responsible. (4) 18% interest will be applicable in case of delay in payment as per schedule given. (5) Continuous default payments lead to cancellation. (6) Refund in case of cancellation will be made within 30 days from the date of booking of new client only & administration expense of ₹ 50,000 /- plus the amount of extra work (if any) will be deducted from the refund amount. (7) Any Plans, specifications or information in this brochure can not from part of an offer, contract or agreement. (8) Possession will be given after one month of settlement of all accounts. (9) Maintenance deposit before Dastavej. (10) House Interior can only be started after house possession is given by builder



On our beams, we make your Dreams!



design: sunil&sonia - pp-23 @ 98360 92016



Tulsi Infracon is a next-generation Gujarat-centric real estate development company that was built on the principles of offering ultramodern living spaces and communities at extremely affordable prices. A firm that create bespoke quality living, bearing the business values of transparency, sheer professionalism, and reliability, truly has a legacy name: **Tulsi**.

We have been building residential projects for more than **22 years**, having successfully completed more than **12 residential projects**.

Welcome to Lifestyle Living











Tulsi Ananta is the latest offering from the Tulsi Group after the grand success of Tulsi Ram Phase I & II.

A private paradise where picturesque landscapes, premium amenities and the choicest value additions have been thoughtfully pieced together to offer you a life privileged. Set in the preferred vicinity of Bakrol, your home shall offer the best of serene living yet being close to all urban utilities.








A secure gated enclave where your loved ones can live worry-free and enjoy the perks of a close knit community. A luxurious campus that offers you a limited edition living experience. Presenting **Tulsi Ananta**, 3 - 4 BHK Bungalows, for a lifetime of bliss!



Leisure Amenities

-  Multipurpose Hall
-  GYM
-  Swimming Pool
-  Kids Play Area
-  Amphitheater
-  Aroma Seating
-  Sunken Seating
-  Landscaped garden.
-  Senior Citizen Seating area
-  Tree plantation around boundary wall & internal road

Value Added Amenities

-  Elegant Society Entrance Gate
-  Name Number Plate to maintain the uniformity of the project
-  Underground Cabling for electricity
-  CCTV Cameras in common areas for round-the-clock surveillance
-  Water & Drainage Facility
-  Termite Resistance Treatment
-  Tremix Concrete / Heavy Paver Block internal road with designer street lights

Layout plan

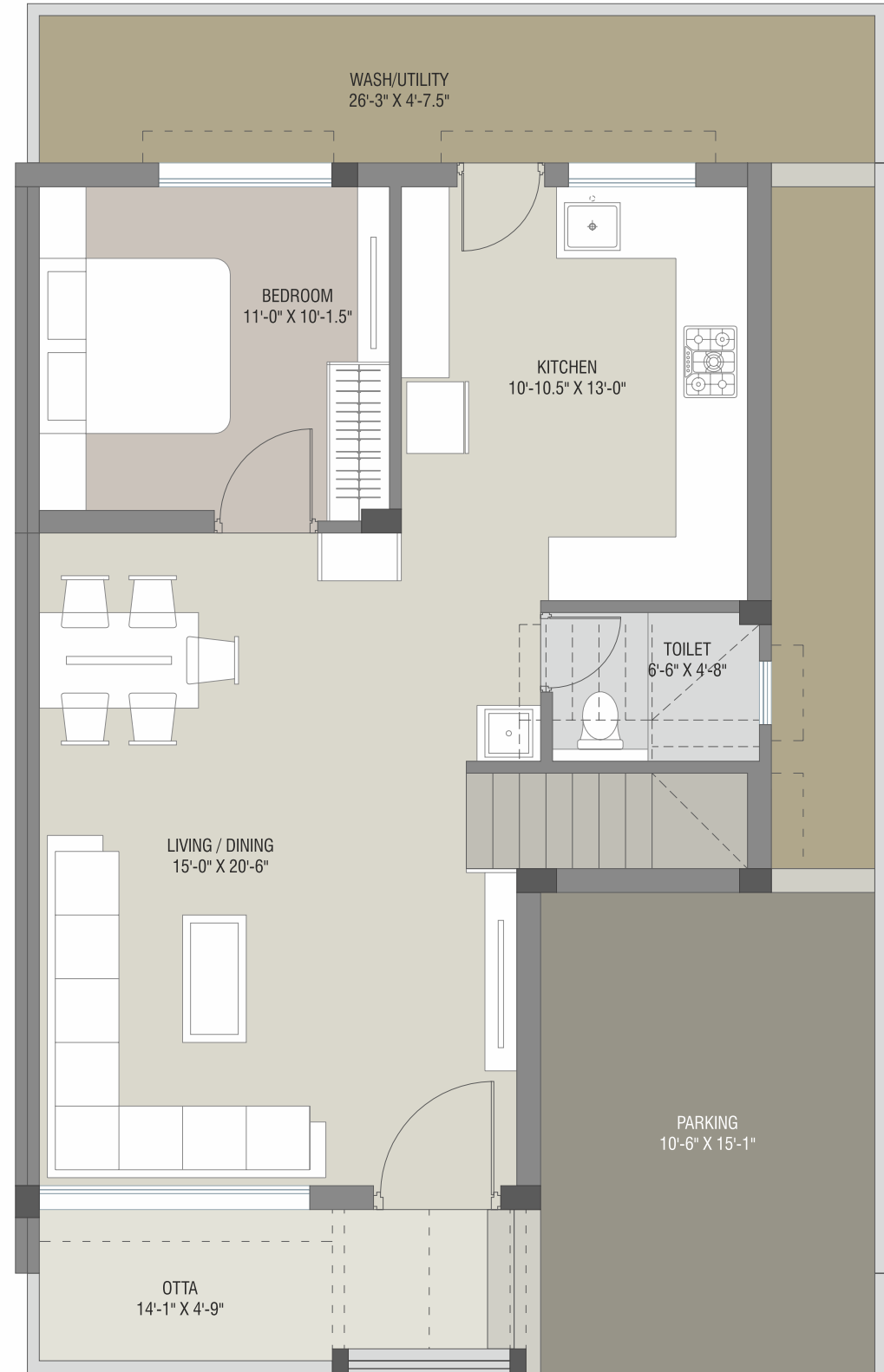
AREA TABLE (In Sq.Ft.)

PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
2	1868.18	25	1134.3
3	1885.62	26	1138.71
4	1878.95	27	1143.13
5	2157.19	28	1148.51
6	3503.00	29	1153.35
7	1089.52	30	1162.61
8	1089.52	31	1185.21
9	1278.86	32	1257.12
10	1290.70	33	1231.28
11	1219.33	34	1231.28
12	1212.55	35	1231.28
13	1151.63	36 A	2188.52
14	1151.63	36 B	2263.86
15	1151.63	37	1151.63
16	1151.63	38	1151.63
17	1151.63	39	1151.63
18	1195.65	40	1896.60
19	1151.63	41	1639.34
20	1151.63	42	1151.63
21	1151.63	43	1151.63
22 A	1151.63	44	1151.63
22 B	1151.63	45	1439.71
23 A	1151.63	46	2140.19
23 B	1151.63	47	1491.77
24 A	1831.05	48	1399.63
24 B	2000.80	49	2160.10

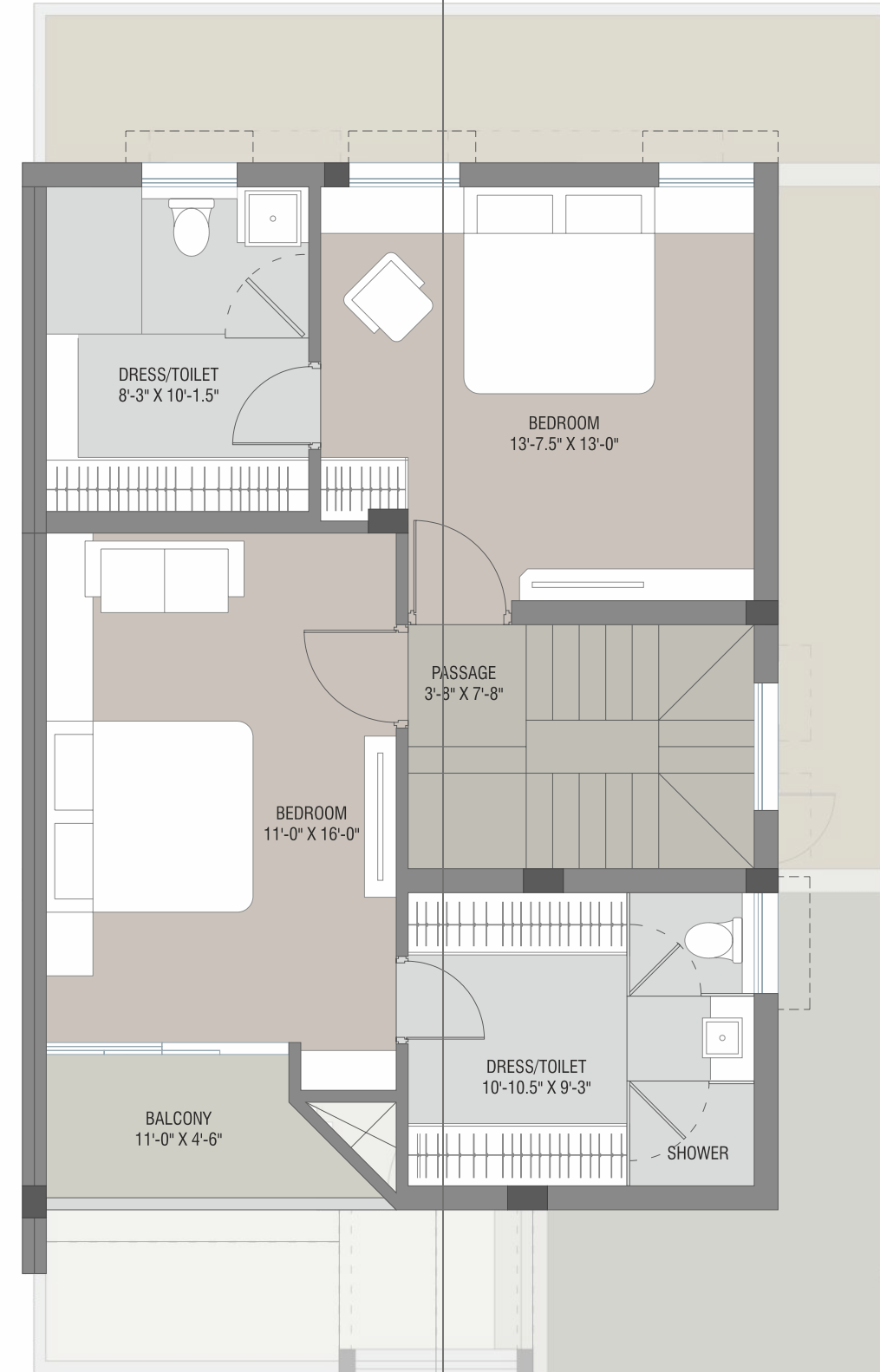


Unit plan

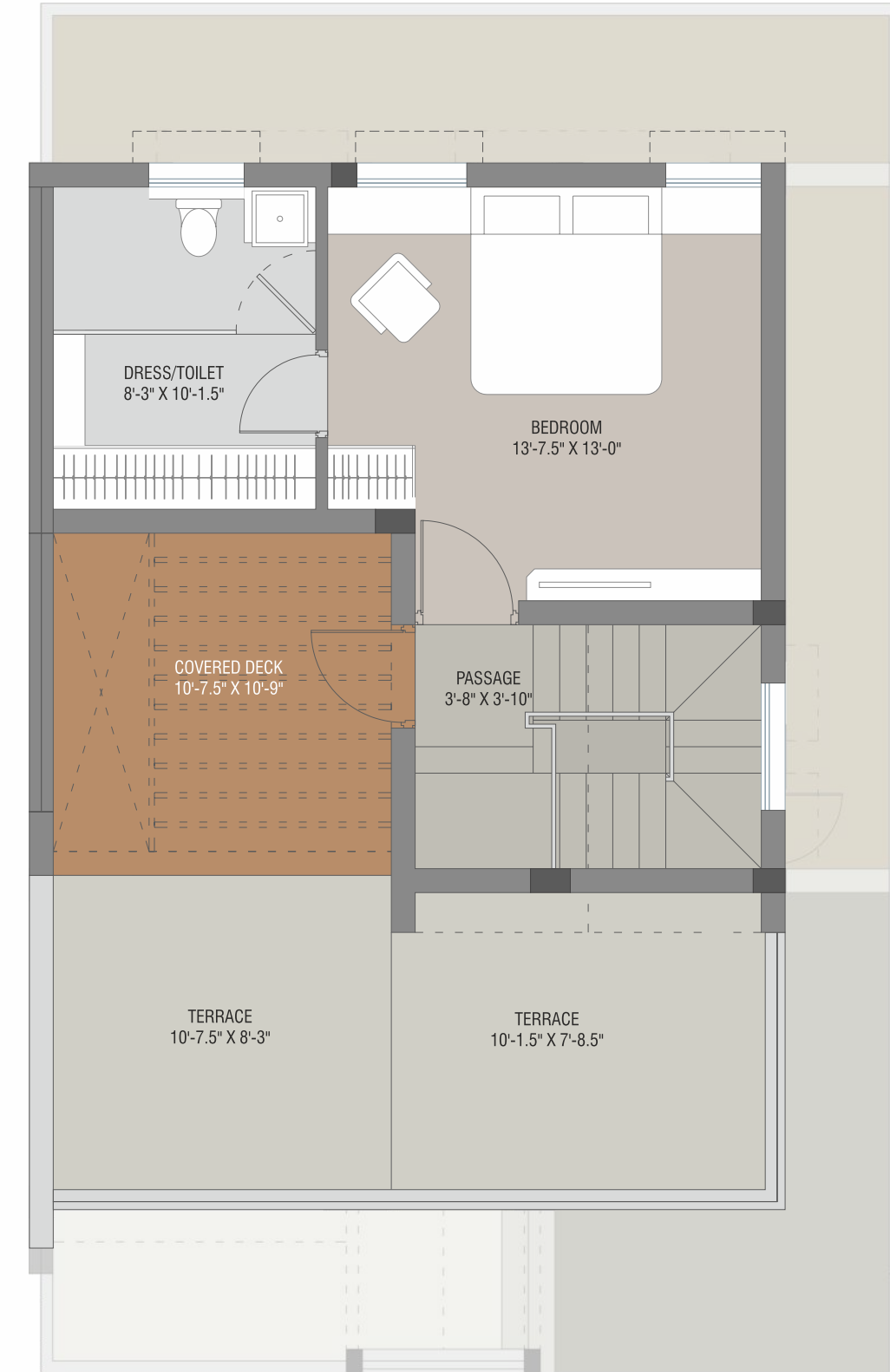
Ground Floor



First Floor



Second Floor



Specifications

Structure:

All RCC & brick masonry works as per structural engineer's design.

Wall Finish:

Inside smooth plaster with primer & putty & outside surface finished with texture & colour.

Flooring :

Vitrified flooring in all rooms. Terrace I.P.S. with water proofing.

Doors:

Decorative main door with good quality fittings & all internal doors will be good quality flush doors.

Windows:

Fully glazed aluminum powder coated windows with safety grills & aluminium mosquito net.

Kitchen:

Granite platform with quartz sink. Glazed tile dado upto lintel level.

Toilets:

Ceramic tiles flooring & decorative glazed tile dado upto door top.

Plumbing:

Internal plumbing will be concealed with good quality CP fittings.

Water Facility:

Individual water tank & Common Borewell.

Electrification:

ISI mark wires & modular switches of standard make with concealed wiring, Geyser Point & T.V. Point as per architect's plan.

Parking:

Provision for car parking

