

Specifications:

- Wall finishes: Internal plaster with single coat putty Finish. External Double coat sand faced plaster with cement/acrylic paint
- Flooring: Italian marble flooring in drawing /living area, vitrified tiles flooring in all bed rooms and kitchen
- Kitchen: Granite top cooking platform
- Doors: main door with teakwood frame with veneer finished flush door shutter & good quality fittings. All other doors with granite/aluminum frame with flush door shutters
- Windows: aluminum/UPVC windows with granite jambs and sills
- Toilets: Vitrified tiles for floor and dado up to lintel level. Good quality bath fitting and sanitary ware
- Electrification : three phase- 8 KW power and concealed copper wiring with adequate numbers of points in all rooms
- Centralized Pressure Pump
- Customization of apartment is possible during construction

Special Features:

- Well-appointed entrance lobby
- Seven Storied building
- RCC frame with earthquake resistant structural design
- Club House/ Senior citizen corner
- Children play area in common plot
- Landscaped common garden
- CCTV system in general areas
- DTH Cable provision
- One piped natural gas connection upto kitchen platform only

Safety Features

- Secured and gated community
- Audio & video communication from guard unit to each apartment

PAYMENT TERMS & OTHER DETAILS:

- a) 10% + applicable GST at the time of booking
- b) Remaining installments, 10% + applicable GST every month thereafter or as finalized at the time of booking (As per RERA)
- c) **Additional Payments towards allotment of Unit:**
 - **AMC, Electricity, Legal etc. charges**
 - I. Lump sum Rs. 1070/- per sq. ft.(Rs. 11513 per sq mtr) of carpet area is payable at the time of possession
 - **Maintenance Charges:**
 - II. Rs. 95,000/-+ applicable GST for Type 1 apartment, Rs. 1,15,000/-+ applicable GST for Type 2 apartment and Rs. 1,00,000/-+ applicable GST for Type 3 apartment as initial corpus payable at the time of possession. Thereafter monthly payment as decided by the society from time to time.
 - III. Stamp duty, registration fees, legal charges etc. as applicable at the time of possession
 - IV. Additional amount payable on delayed payments @ 1.5% per month up to a delay of 3 months. If delay is more than 3 months, the booking will be automatically cancelled
- d) Please refer layout plan for situation, size and nomenclature of the unit
- e) All possible loan papers will be made available for procuring loans
- f) Additions and alterations which affect the elevation and endanger the structural system i.e rcc columns, beams, slabs and load bearing walls etc., shall never be made even after possession is handed over, i.e all times to come
- e) All plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed. All transactions shall be subject to the terms and conditions of the Agreement for sale to be entered into between the concerned parties

OTHER INFORMATION

- All Payments in favour of **“SYNTHESIS PRIME PROPERTIES PVT. LTD. ESCROW ACCOUNT”**
- Variation in shades, sizes and levels are likely in Italian marble, Vitrified tiles, ceramic tiles, marble and granite due to constraints of availability and manufacturing.

RERA registration number: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10599/290822

RERA Website: www.gujrera.gujarat.gov.in