

ALTIUS - III

1) payment terms and other details:

26/04/2013

Block Nos.	Unit nos.	Super built up area in Sft.
A & B	101 to 302	3725
C	101 to 304	3765

note: - area calculation of each unit is as per sheet attached herewith.

(a) schedule and terms of payment: -

(iii) Down payment plan		
1	At the time of booking	10%
2	Within 60 days from the date of booking	90%

(b) payments in favour of "Synthesis Developers Pvt. Ltd.".

(c) unit nos. A-302, B-301, C-301 and C-302 of Top floors are allotted open terrace on a nominal payment at the discretion of developers.

(d) rates are subject to change without prior notice. Entire amount, including all additional amounts, is payable before possession

2) additional Contribution towards allotment of unit

(a) all charges / deposits of torrent power (15 kw/unit – three phase) and local authority at the time of possession.

(b) service tax at 3.71% is payable on all due instalments (non – refundable)

(c) additional amount payable on delayed payment of instalments @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) stamp duty, registration fees and legal charges etc as applicable at the time of possession

(e) rs.3/- per sq. ft. / month is payable towards common maintenance expenses for 24 months. Additional amount shall be payable as and when demand is raised. Service tax at 12.36% on maintenance expenses is payable

3) 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. for all times to come

- 4) variations in shape, size and levels likely in glazed tiles, ceramic tiles, marble and granite due to constraints of availability and manufacturing process.
 - 5) terraces above apartment nos. A-301, B – 302, C – 303, & C – 304 are for common use.
 - 6) project developers shall have exclusive rights to:
 - 1) revise specifications, plans, details of the scheme
 - 2) combine two or more units
 - 3) change the location of common plot
 - 4) add upper floors
 - 5) change floor heights etc whenever and wherever admissible under the rules or the laws and all such changes, revisions expansions, sub-divisions and/or combinations, additions, removals, deletions, etc. shall be binding to all.
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special features: -

- floor height app. 10'1" unfinished
- apartment sharing no common wall
- well designed entrance foyer
- only three storeys
- only two apartments per floor in block A/B
- hydro pneumatic (pressure) water supply system for each apartment
- ultra modern security system for each apartment
- elevators from basement up to terrace
- barrier free building for differently able persons
- four allotted car parks per unit
- landscaped common garden
- gymnasium / club house
- demarcated play area for toddlers
- domestic helper's room with attached bath room
- DTH cable provision
- external 9" thick wall
- servant's room

specifications: -

wall finishes: internal plaster with putty finish, external double coat sand face plaster with acrylic paint.

flooring: Italian marble flooring in living and dining, vitrified tiles flooring in all bed rooms and kitchen. balconies to have anti skid flooring.

kitchen: modular kitchen with granite working top.

door: flush doors with wooden/aluminium door frame and veneered / laminated panel.

windows: UPVC or fenesta windows with fully glazed glass shutters, safety grills and stone sill.

toilets: high quality ceramic tiles for floor and dado in all toilets, master bed room toilet to be provides with glass partition for shower and premium quality fittings and sanitary wares.

air-conditioning: Split air conditioners in four bed rooms.

electrification: three phase – 15 kw power and concealed copper wiring with adequate number of points in all rooms.

utility Area: washing machine inlet/outlet

safety features: -

- safety grill in windows
- audio communication from guard unit to each apartment
- secured and gated community
- elevator doors have sensors for extra safety
- compound and basement security through CCTV
- bathroom locks in children's room can be opened from outside

energy saving solutions: -

- insulated external walls (facing west direction) and terrace
- lobby to have sensor lights
- energy efficient electrical and mechanical equipments
- waste segregation system
- native and low water consuming plants
- water conserving fixtures and fittings
- naturally lit cross ventilated living spaces
- rain water harvesting
- sprinkler system for common garden
- level controllers in water tanks to prevent overflow of water

Site Address: Altius-III, Near Shaligram Bungalows Part-III,
Thaltej, Ahmedabad 380049.