

# SUPATH - TWO

## IMPORTANT INFORMATION

Acceptance of deposit towards booking of the unit is subject to the rules and regulations of the scheme, brochure, application forms, effective sheet/ plan, commercial terms, etc., applicable from time to time.

Unit will be considered allotted only upon payment of full booking amount.

Rates are subject to change without prior notice. If any revision in rates takes place even when decision making is in progress or the full booking amount has not been paid, in that event, the Revised Rates shall be applicable.

Additions and alterations which affect the elevation and endanger the structural system, i.e. R.C.C. 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.

Elevation may be different on different faces of a building /s.

No food items can be served in common places of the complex.

Parking in stilts under buildings and in basement is strictly for residential apartment members only. Parking in earmarked margins and front common space is strictly for shops-offices members only.

All Payments by local A/c Payee Cheques / Demand Drafts / Bank Pay - slips only, payable at Ahmedabad and in favour of SUPATH - II COMPLEX CO-OPERATIVE HOUSING SOCIETY LIMITED./SYNTHESIS SPACELINKS PVT. LTD. Out of the aggregate sumtotal amount including everything payable towards the unit, a maximum of only Rs.5,005/- (Rupees five thousand five only) can be paid in cash. No concerned person shall be bound or considered responsible for any cash payment made in excess of this stipulated limit. Please insist for "on the spot" computerized receipt for cash payment, if any. Basic Rates Difference as mentioned in commercial sheets and are applicable to all types of contributions, including down payment.

Developers/Project consultants shall have exclusive rights to change, expand or revise or abandon altogether, the scheme or part of the scheme or any details therein including specifications and make one or more sub-divisions of any unit or combine two or more units of the scheme, merge common passages/ corridors /roads with units wherever feasible, change the size and/or location of the common plots/roads/entrance of the scheme, add one or more building/s and/or floor/s / basements, change floor height, remove common plot/s altogether, etc. whenever and wherever admissible under the rules or laws and all such changes, revisions, expansions, sub-divisions and/or combinations, additions, deletions, removals, etc., shall be binding to all.

All dimensions shown in the plans are approximate, average unfinished and subject to variations.

Variation in shades, sizes and levels are likely in glazed tiles, ceramic tiles, marble and granite, due to constraints of availability and manufacturing.

Details of other commercial terms and payments are as per separate sheets (effective at the time of booking)

There is a difference in levels of ashram road and rear road, which may result in variation in levels of shops-offices and apartments.

Calculations of Super Built-up Areas are as per Code of Conduct published by Federation of Real Estate Developers Associations of Gujarat (FREDAG) in May, 2003. Super Built-up area includes walls and share of stairs, cabin, passages, lift- well, machine room, parking and other common waiting area, etc,

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## Terms & Conditions

### 1. (I) Payment Terms & Other Details:

FLOOR	BLOCK	UNIT NO.
GROUND FLOOR SHOPS	A	2
GROUND FLOOR OFFICES	B	23, 24, 28, 30, 31, 38, 39, 40, 41, 42

FLOOR	BLOCK	UNIT NO.
SECOND FLOOR OFFICES & THIRD FLOOR OFFICES	A	207-208 307-308
	B	219, 220, 221, 222

(II) Block A, B : READY POSSESSION

Effective from 14/05/2008 and valid till revision

- 2- (I) **Additional amounts to be paid by each & every Unit Holder (applicable to all types of contributions):**
- (a) Rs.250/- towards share capital, Rs.5/- towards entrance fee and Rs.4,750/- towards preliminary expenses, (non - refundable) totaling Rs.5,005/- only, payable per unit at the time of booking.
  - (b) Lumpsum Rs.10000/- for one two wheeler plus maintenance charges (to be determined). Additional Rs.10000/- per two wheeler subject to availability.
  - (c) All fresh levies including Legal charges, other charges and expenses etc., as applicable at the time of possession.
  - (d) Stamp Duty, registration fees, etc., as applicable and also eligible for loan subject to norms of financial institutions.
  - (e) Additions and alterations / extra civil work charges / attractive package (optional), if any.
- 2- (II) Tentative monthly maintenance expense @ Rs.1.50 per sq.ft. of super built up area, is payable for initial 48 months at the time of offer of possession. This amount will be utilised to meet with common electricity bills, salaries, repairs and replacement of only common properties, utilities and other common expenses and contribution towards sinking fund for meeting with future expcnses related to maintenance (eg. Paints, Roads, Street lights, New tube well etc. This amount is tentatively worked out on the basis of present rate/s of electricity and other expenses. This amount is payable irrespective of whether the unit is occupied or not. This is essential in order to have a minimum decent standard of maintenance and enhance the life of buildings. If this amount is found to be insufficient to cover monthly expenses, during the above period or thereafter, additional amounts shall be payable by each unit holder to the management as and when asked for It may not be possible for project consultants to manage for all 48 months, which may please be noted.
3. **TERMS OF PAYMENT:-**
- BOOKING AMOUNT :-**  
Rs.5005/- plus **20%** of the total amount is payable.  
Balance within **60** days.
- (A) All principal and additional amounts mentioned above, payable as required or at the time of final payment / on offer of possession, whichever is earlier.
  - (B) Additional amount payable on delayed payment of instalments @ 2.50% per month. (not applicable in case of Down Payment Plan) up to a delay of 3 months. **If the delay is more than 3 months, booking will be cancelled automatically.**
  - (C) Entire amount, including all additional amounts, is payable before possession, in any case.
4. All Payments by local A/c Payee Cheques / Demand Drafts / Bank Pay - slips payable at Ahmedabad and in favour of **SUPATH - II COMPLEX CO-OPERATIVE HOUSING SOCIETY LIMITED**. Out of the aggregate sum total amount including everything payable towards the unit, a maximum of only Rs.5,005/- (Rupees five thousand and five only) can be paid in cash. No person shall be responsible for any cash payment made in excess of this stipulated sum.

5. Parking of vehicles shall be on a daily first come first served basis and only at designated places in earmarked margins and in front common space only.
6. Food items cannot be served in common places of the complex. Encroachment in any form outside the unit will not be allowed. Merchandise, furniture, articles, garbage etc. cannot be stored / kept in common areas.
7. Signages to be placed at designated places only.
8. Terrace units, additional F.S.I. (if available in future), any unallotted area at basement level, terrace rights, plaza rights, storage space and display space for neon signs and / or hoardings are also available. Details are available on request.
9. All rights including residual rights (including unallotted terrace rights / display space rights / hoarding space rights/ storage space rights / building facade rights) will vest with the project consultants.
10. **Society** shall have exclusive rights to change, expand or revise or abandon altogether, the scheme or part of the scheme or any details therein including specifications and make one or more sub-divisions of any unit or combine two or more units of the scheme, merge common passages/ corridors / roads with units wherever feasible, change the size and/or location of the common plots/construction in common plots/club house/roads/entrance of the scheme, add one or more building/s and/or floor/s/ basements, change floor heights, remove common plot/s altogether, etc. whenever and wherever admissible under the rules or laws and all such changes, revisions, expansions, sub-divisions and/or combinations, additions, deletions, removals, etc., shall be binding to all.

\* **All possible loan papers will be made available for procuring loans.**

## **SUPATH - II COMPLEX CO-OPERATIVE HOUSING SOCIETY LIMITED.**

### **Temporary Address :**

B-701, Safal Pegasus, AUDA Garden,  
Prahlanagar, Ahmedabad - 380 051.  
info@synthesisrealty.in  
www.synthesisrealty.in  
tel. : +91 - 79- 40015100

1st Floor, Blue Star Complex,  
Above Laxmi Vilas Bank,  
Nr. Old High Court Railway Underpass,  
Navrangpura, Ahmedabad-380 009.  
phone : +91 - 79- 40015100