

SPECIAL OFFERJust pay 15% and get flat to stay! ⁶**PRICING & PAYMENT TERMS**

Rate for Semi-deluxe apartment	Rs. 1,849/- per sft
Rate for Deluxe apartment + FREE Modular kitchen ⁴	Rs. 1,949/- per sft
Amenities charges	Rs. 1,50,000/- & Rs. 2,00,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 35,000/-
Additional charges for floor rise from 6 th to 8 th floor is Rs. 50/- per floor.	

Price (in Rs. Lakhs)

Block No.	Flat Type	Area (sft)	Semi-Deluxe Flat	Deluxe Flat
A	2 bedroom	1,010	21.52	22.53
A	3 bedroom	1,210	25.62	26.83

Scheduled date of completion

Flat no.	1 to 7
Date	12 months from date of signing agreement

Terms & Conditions

- Offer valid upto 31st January 2015.
- Water, electricity & generator backup charges included in above price.
- Car parking charges for single car park included in above price.
- Modular kitchen of standard size shall be provided free of cost if 15% of sale consideration is paid within 45 days of booking. .
- Alternate accommodation will be given at Silveroak Bungalows, a gated community. (other terms & conditions apply).
- Corpus fund - Rs. 15,000/- and Rs. 20,000/- for 2 & 3 bedroom flats respectively.
- VAT, Service Tax & Stamp duty & Registration charges extra. [PPT 132]

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment [#]	Rs. 2,00,000/- & Rs. 3,00,000/- within 45 days of booking for 2 & 3 bedroom flats respectively.
III installment* - 50% of balance amount	Within 7 days of completing slab
IV installment* - 30% of balance amount	Within 7 days of completing brick work and internal plastering
V installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VI installment	On completion - Rs. 2,00,000/-

[#] In case of customer availing a housing loan, VAT, service tax, stamp duty and registration charges shall be payable along with this installment.

*Installments III, IV & V shall be for the balance sale consideration after deducting booking amount & other instalments.

For further details or site visit contact:

Mr. Anand Netha, Sales Manager	+ 91 95022 77099
Mr. Laxmikaanth, Asst Sales Manager	+ 91 95023 00199
Mr. Satish Kumar, Sales Executive	+ 91 95022 00711
Ms. Sunitha, Front Desk Executive Sales - Site Office	40-6453 7111 / 99850 62370

Specifications

Semi-deluxe flat:

Structure: RCC
Walls: 4"/6" solid cement blocks
External painting: Exterior emulsion
Internal painting: Smooth finish with OBD
Flooring: 12" ceramic tiles
Door frames: Wood (non-teak)
Main door: Laminated / polished panel door
Other doors: Painted flush doors
Electrical: Copper wiring with modular switches
Windows: Powder coated aluminum sliding windows with grills
Bathrooms: Standard ceramic tiles – 4 / 7 ft height
Plumbing: UPVC / GI & PVC pipes
Sanitary: Cera / Parryware or equivalent brand
CP fittings: Branded quarter turn ceramic disc type.
Kitchen platform: Granite slab with 2 ft dado and SS sink

Deluxe flat (same as semi-deluxe flat with following alterations):

Flooring: 24" vitrified tiles
Other doors: Painted panel doors
Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height
Kitchen: Modular kitchen of specified design

Luxury flat (same as deluxe flat with following additions):

Fully furnished flat with:

- Drawing: Sofa set 2 + 1 + 1 or 2 + 2, centre table, 1 side table, TV unit
- Dinning: 6 seater dining table with chairs in solid wood, buffet cabinet
- Master bedroom: Queen size bed with two night stands in solid wood, 6'x7' wardrobe, dressing table
- Other bedrooms: Queen size bed with two night stands or a pair of single beds with 1 night stand in solid wood, 4'x7' wardrobe.
- Soft furnishings:
 - Highlighted or textured wall paint on 1 wall in drawing, dinning at each bedroom
 - Light fittings and fans for all rooms
 - Mirrors in bathrooms
 - Curtains in all rooms
 - Mattress, pillows and bedspread for all beds.
 - Decorative lamps, wall hangings, cushions, planters, rugs for all rooms as per design requirement.

Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice

(Spec # 130 – Valid upto 31.01.2015)