



SHOPS, SHOWROOMS & OFFICES



## SHOWROOMS



## OFFICES



## BANK ATM



## GYM, SALOON, SPA



## RESTAURANTS



## RETAIL SHOPS SUPER STORES, HOME DECOR



## HOSPITAL / CLINIC



## CAFETERIAS









# AMAR Business Lounge





**GROUND FLOOR PLAN**

**FIRST & SECOND FLOOR PLAN**



ADJACENT SCHEME





## THIRD & FOURTH FLOOR PLAN



## SPECIFICATIONS

### STRUCTURE & WALL CONSTRUCTION:

- ▶ RCC frame structure design with earthquake resistance
- ▶ Maximum flexibility in interior planning
- ▶ Internal / External masonry work with Clay Brick/Autoclaved Aerated Concrete block
- ▶ All internal wall cement plaster and gypsum plaster punning  
External wall with weather proof paint over double coat plaster

### DOORS & WINDOWS

- ▶ Powder Coted aluminium windows  
Shop rolling shutter and showroom wpc framework.

### FLOORING & WALL CLADDING

- ▶ Vitrified body flooring with skirting in all units
- ▶ Natural stone / Vitrified body flooring in common area
- ▶ Decorative tiles cladding of lift out sidewalls

### ELECTRIFICATION

- ▶ Sufficient point with concealed copper wiring along with modular switches
- ▶ Single phase connection to each unit.

## AMENITIES



CCTV Facility in Common Areas



Electric Solar Panel for Common Area



D.G. Back up For Common Utilities



Standard Elevator for Tower



Fire Safety System On Each Floor With Fire Hydrant



Drinking Water Facilities for Common Area



Space Branding / Signage for each Unit with Electric Point



Conduct Provision for Broadband Internet Connectivity

NOTES: (1) The following will be charged extra in advance/as per government norms: (a) Stamp Duty & Registration charge, (b) As actual / GST, or any additional government taxes if applicable in future,(c) Maintenance Deposit. (2) If any tax applicable by Central or State Government in future, it will be borne by the buyer/members. (3) Possession will be given only after one month of settlement of all account. (4) Continuous default in payments leads to cancellation and the booking amount will be refunded back after deducting (Administrative Charge) and only after booking of the cancelled unit by new member without interest. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. (5) Changes in any structural design & changes in any external facade will Not be permitted under any circumstances. (6) Internal changes will only be permitted with prior permission by builder or VMC. (7) Outdoor AC unit will be fitted as per provision provided in the designated place by the architect. (8) Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (9) This Brochure is for information purpose only. It dose not a part of the agreement or any legal document. The developer retains the right to alter the specifications.

PAYMENT TERMS / SCHEDULE : (1) Booking Amount **25%** (2) Plinth **10%** (3) Ground Floor Slab **10%** (4) First Floor Slab **10%** (5) Second Floor Slab **10%** (6) Third Floor Slab **10%** (7) Fourth Floor Slab **10%** (8) Flooring Level **10%** (9) Finishing Level **5%**



Developers:  
**SHRI VIHAL ENTERPRISE**

Site Address .  
F.P. No. 107, Near Kum Kum Party Plot,  
T.P.13, Chhani Jakat Naka, Vadodara,  
Gujarat, (INDIA).

