



SWATI
Gardenia

2 & 3 BHK PREMIUM LIVING



SITE PLAN

3 BHK - 1832 Sq.ft

2 BHK - 1327 Sq.ft





amenities @ swati Gardenia



children play area
well landscaped garden



table tennis



senior citizen sit out



ample car parking



multi purpose court



cricket pitch



lush green landscape
where u can do yoga &
other activities



water fall and
water bodies



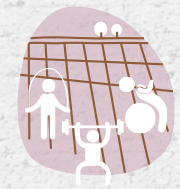
swimming pool



24 hours guarded security



sit outs at pool side



gymnasium & health center

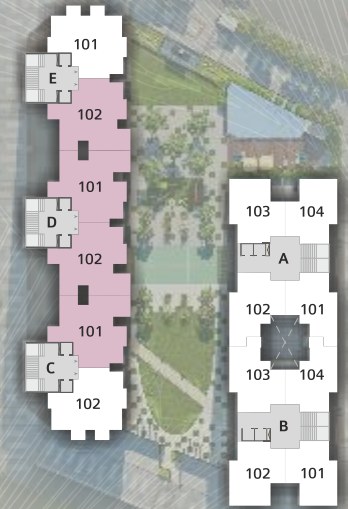


3BHK UNIT



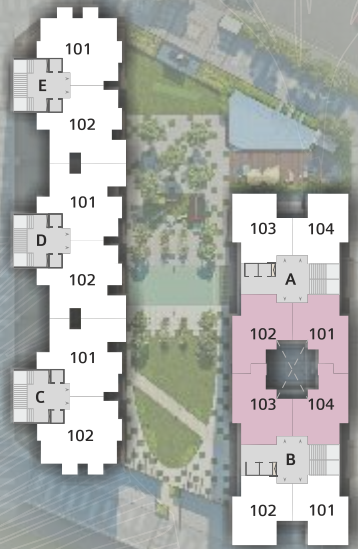
LEGEND

NO.	SPACES	AREA
1	LIVING	11'0"x15'0"
1A	BALCONY	9'0"x5'0"
2	DINING	10'4½"x9'6"
3	KITCHEN	8'0"x10'6"
3A	STORE	6'6"x3'9"
3B	KITCHEN YARD	8'0"x4'4½"
4	BED ROOM - 1	11'0"x13'0"
4A	TOILET	5'0"x7'0"
5	TOILET	7'0"x5'0"
6	MASTER BED ROOM	11'0"x14'0"
6A	GENERAL TOILET	5'0"x7'0"
7	BED ROOM - 2	10'0"x12'0"





2 BHK UNIT



LEGEND

NO.	SPACES	AREA
1	LIVING	10'3"x15'0"
2	DINING	9'0"x8'6"
3	KITCHEN	10'0"x7'6"
3A	STORE	3'0"x7'6"
3B	KITCHEN YARD	4'4 1/2"x7'6"
4	GENERAL TOILET	7'0"x5'0"
5	MASTER BED ROOM	11'0"x14'0"
5A	TOILET	7'0"x5'0"
6	BED ROOM	12'0"x10'6"



FACT SHEET

(W.E.F.: 01/01/2017)

- 1. Nature of the Project :** 2 & 3 BHK LUXURIOUS LIVING
- 2. Architect:** ADS Architects Pvt. Ltd.
- 3. Location :** Torrent Power substation Road, 132' Prahladhagar Extension, Makarba Road, Ahmedabad - 380051
- 4. Unit Size :**
2BHK – 1327 Sq.ft
3BHK – 1790 & 1832 Sq.ft
- 5. Other Charges :**
 - Rs. 200/- per sq.ft towards AUDA/AMC, AEC, Legal, Fire, Infrastructure & common development charges etc.
 - Rs. 40/- per sq.ft towards Maintenance Deposit.
 - Rs. 1.5/- per sq.ft per month for 24 months towards monthly running maintenance expenses to be paid in advance at the time of possession.
 - Rs. 1000/- per parking towards Society Deposit
- 6. Stamp Duty :**

Stamp Duty and Registration charges are not included in the transaction cost and are to be paid by the member individually as applicable.
- 7. Government Levies :**

All applicable taxes like Service tax, VAT, etc
Or any other charges or taxes levied by any Govt. authority are to be borne by members
As per actual.
- 8. Possession Period :** READY POSSESSION WITH BU PERMISSION
- 9. Payment Conditions :**
 - Total Payment in favour of “ **SWATI DEVELOPERS**”
 - 20 % at the time of Booking.
 - Balance in one month.
 - Balance payment like AEC, AMC/AUDA, Maintenance Deposit, and Monthly Maintenance expenses, Stamp Duty, Registration charges, taxes etc. are to be paid before executing the sale deed.

General Notes:

- Member will have to pay booking amount which is 20% of the basic flat cost within 10days from the booking date, otherwise booking will be cancelled automatically and member will have no objection to that.
- No unit will be considered allotted without payment of full booking amount. Carpet area efficiency shall be approximately 60% of super built-up area. Any charges / dues and any other taxes, charges or levies imposed by and payable to Panchayat or AUDA or state Govt. or AMC etc. will be to member's account as the payments made to Developers do not cover these charges.
- VAT if applicable will be charged extra.
- AMC / AUDA Water connection charges and drainage charges will be directly borne and paid by members, if required.
- Since there are price uncertainties for the major raw materials mentioned, we shall be compelled to charge additional on agreed price as basic rate difference.
- No drill or damage of any nature to be made to any of the Beams or Columns or RCC Structure in the unit. In case of any accident or loss due to such damage will be to the account and responsibility of the member to bear and indemnify or cure damage.
- At the time of installation of the Air – Conditioner we will ensure that copper line will be passed only through the designated hole provided in the wall and entire installation will be carried out as per instructions of site supervisor.
- Member will not make any change in the building elevation, existing construction work done, door and windows or colour. In case any change is made in above, same will be reinstalled as per original and all cost for removing the change and reinstalling to back to original will be borne by the member.
- Developers / Project Consultants have rights to change or revise altogether, the scheme or part of the scheme or any details there in and make one or more sub-divisions of any unit or combine two or more sub-divisions of any unit or combine two or more units of the scheme and all such changes, revisions, sub-divisions and/or combinations shall be binding to all.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations. Changes by Architect in Plan, Specification & Elevation from time to time will be binding on all members.
- Any change in Specification or Inner plan or Additional fitting will not be undertaken till final possession of flats.
- All flooring material may vary for different units subject to availability.
- Possession period may vary depending on B.U. permission.
- Developer will provide a common dish for television viewing to all members. The service provider will be TATA Sky or equivalent, Therefore the member will not be allowed to install their personal dish.
- One DTH connection will be provided to the member free of cost. However the installation cost (as decided by the service provider) has to be borne by the member.
- In case of cancellation of booking, Rs 25000 (and service tax as applicable) will be deducted as cancellation charges from amount deposited towards the said flat.
- Project developers reserve the right either to cancel the allotment / agreement to sale and forfeit the received amount if the payment is not received as per payment condition mentioned in booking form or developers reserve to charge 24% P.A at his will.
- Possession should be taken within 2months on offering of possession/B.U. Permission, In case of failure, than Maintenance charge of Rs.2 per sq.ft on super built up area will be count on the said dates.



SWATI
Gardenia

Torrent power station road, Prahladnagar Extension,
Ahmedabad 380051

www.swatiprocon.com

Standard Specifications :

1. FLOORING	
Living / Dining / Bedrooms	• Vitrified Tiles
Master Bedroom	• Wooden Flooring
Kitchen	• Vitrified Tiles • Granite platform with S.S. Sink
Balcony	• Ceramic / Rustic Tiles.
2. DOORS	• Main door – Natural Venner polished • Others will be Flush doors with oil paints
3. WINDOWS	• Sliding aluminium windows
4. TOILETS	• Glazed / Ceramic Tiles up to Lintel Level • Counter Basin / Wall hung basin - CERA • EWC Couple Closet • CP BRASS Fittings – JAGUAR
5. ELECTRIFICATION	• Concealed Copper Wiring with Modular switches • MCB distribution Panel
6. COLOUR	• Internal : Putty Finish • External: 100% Acrylic paint.
7. SILENT FEATURES:-	• 2 Automatic Elevators • Well-designed entrance foyers. • Security campus under CCTV surveillance • One free car parking with each apartments. • DTH Satellite TV connection (TATA Sky) • LPG Gas Connection (Adani) • Complete EPABX connection



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