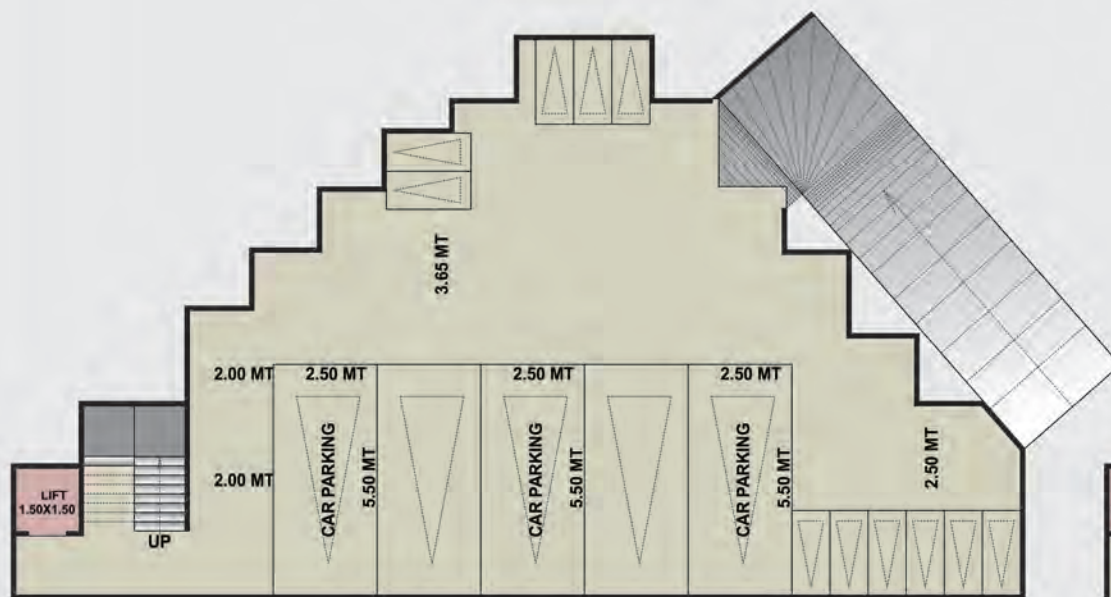
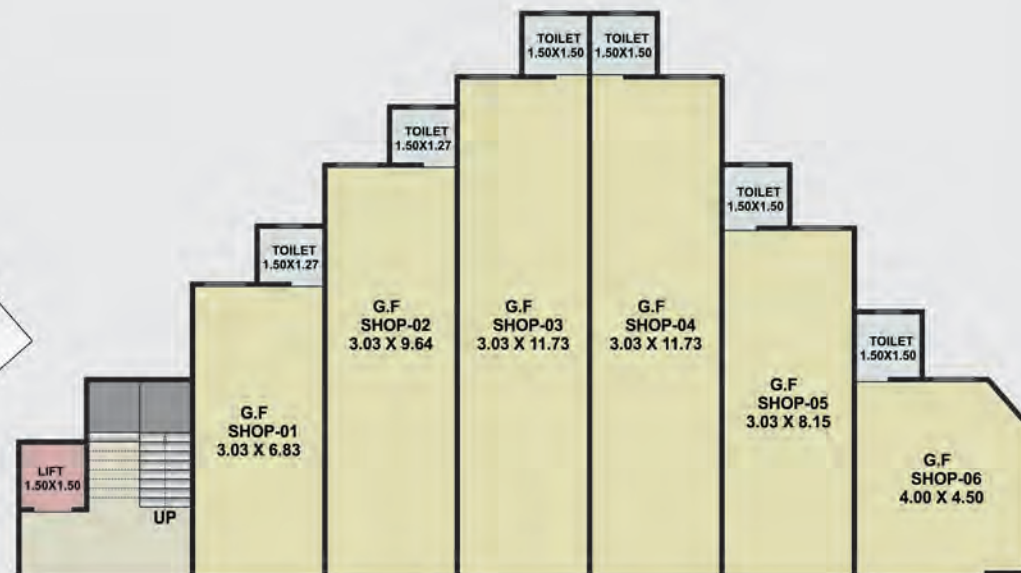




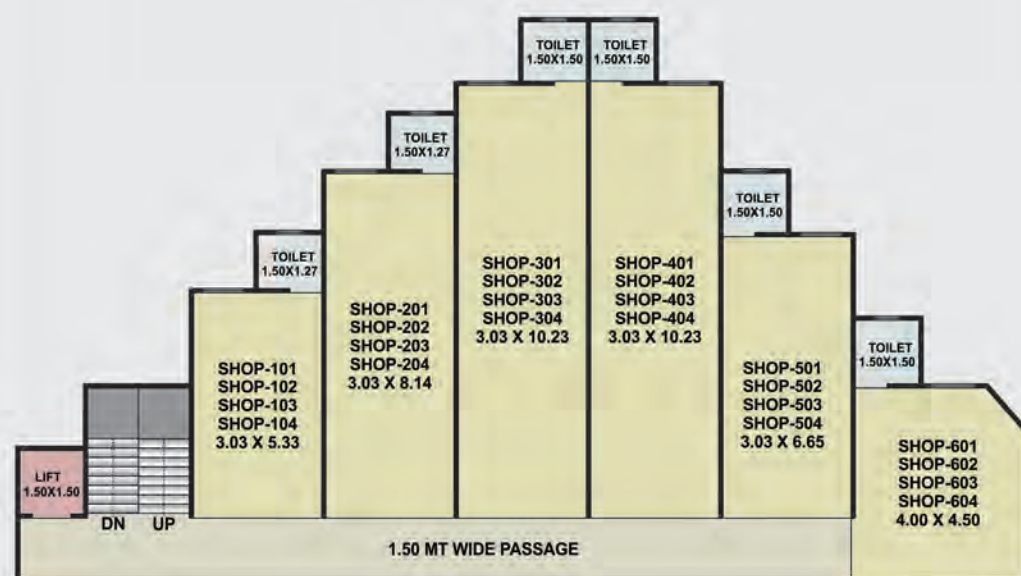
...a strategical business corner
Showrooms & Offices



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(First, Second, Third & Fourth Floor)

Specifications :

Structure :

RCC frame structure with ACC block / brick wall as per Structural Consultant Engineer's design.

Shop / Office :

Rolling shutter provided in the shop / office.

Flooring :

Good quality vitrified tiles flooring in all shops / offices and all common passages area

Wall finish :

Inside smooth plaster with white distemper.

Colour paint with all common utilities and outside surface to be texture finish with good quality weather proof emulsion paint.

Windows :

Aluminum sliding window with granite/marble seal

Electrification :

Concealed ISI copper wiring of standard quality with modular switches, sufficient electrical points with MCB & ELCB provision in main distribution as per Architect's plan.

Toilets :

Glaze tiles dado up to lintel level and UPVC/CPVC plumbing pipe fitting with premium fittings.

Water Supply :

Bore wells facilities 24 hours water supply with separate bore and overhead water tank and connected with Nagar Palika's drainage system

Elevator :

Standard make elevator for easy & quick access with capacity for 5 persons.

Stair :

Granite / marble steps with MS pipe railing.

Parking :

Adequate parking facility.

Terms & Conditions :

1. All right regarding additional / alteration of building plan and elevation its specifications are reserved with the organizer and architect.
2. Extra work only internal charges shall be allowed with prior permission and shall be charged extra cost have to pay in advance.
3. Additional Documentation Charges such as stamp duty Registration Fees, MGVC, Connection, Insurance, GST, Gas Connection legal documents as per new by laws/ Jantri/ Revenue Department, Municipal Expenses/ Tax Expenses and any kind of taxes implemented by Government or Local Authorities during or after completion of project are born by the member.
4. Maintenance Deposit is to be paid extra.
5. Possession will be given only on receipt of full payment and no religious rituals will be allowed in case of incomplete payment.
6. In case of cancellation of booking 10% of full value of the shops/offices/flats with deducted and the balance amount shall be refunded after re-booking of the same shops/offices.
7. If payment is not completed with in given time of payment condition and the member does not take possession with in a date of a completion of the unit Interest rate to be charged on late payment is SBI MCLR +2%.
8. The brochure shall not be treated as part of the document and is for the reference only.
9. In case of any dispute, it will be resolved by resolved by mutual discussion & understanding, failing which the matter will be at Anand jurisdiction only.

Payment condition :

Payment schedule is not as per RERA

Stage

Max% of total consideration that can be
Stipulate as payable

Booking / Application	10%
After Signing AFS	20%
Completion of Plinth	15%
Completion of Slabs Including Podiums and Stills	25%
Completion of Walls, Internal Plaster, Flooring Colors and Windows	5%
Completion of Sanitary Fitting, Stair Cases, Liftwells, lobbies upto the Floor level of the Apartments	5%



Site Address :

**Neptune
Angle**

B/h ELECON,
RajMarg (New Road),
Anand, Gujarat, India.

Developers :

**MAA
INFRA** Anand - 388 001,
Gujarat, India.

Contact for Inquiry

+91 99981 87967
+91 98243 38578
+91 98240 38574

Architect :

Mahesh Patel
Architect | Interior Designer
Anand - 388 001

Structure Consultant :

ASI Consultant
Suhas Majmudar, Vadodara