



JAN-MANGLA

AFFORDABLE HOUSING PROJECT (90 DWELLING UNITS)

RERA Registration No. _____





JAN-MANGLA

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Gujarat International Finance Tec-City Company Limited (GIFTCL), is developing an internationally bench marked global financial services hub, being a Central Finance and Business District, known as GIFT City, on around 886 acres of land, situated and lying at Taluka and District Gandhinagar, Gujarat (GIFT City Area), which will cater to India's large financial services potential by offering global firms, the world class infrastructure and facilities.

As part of development of GIFT city and to support the working staff in GIFT city, GIFTCL has developed affordable housing project, "NAME OF THE SCHEME" ("the Scheme") in GIFT city, on the land given by Government of Gujarat to GIFTCL. The Scheme consists of total 90 dwelling units (residential apartments) with access to Market, Public Health center and common areas, on the land given by Government of Gujarat.

About GIFTCL's Affordable Housing Project "Jan-Mangla") in GIFT City

GIFTCL with a focus on providing housing to support the working staff in GIFT City, has constructed well designed high-quality 90 residential apartments, each consisting of one bedroom, hall and kitchen. As the first such development at GIFT City, "Jan-Mangala" ("The Scheme") presents a unique opportunity to get a head start in the GIFT City growth story. As the only housing development of its kind at GIFT City, the exceptionally affordable price for those working at GIFT City now have the opportunity to avoid the hassle of an extensive daily commute between home and workplace.

The Scheme provides for the facilities that make life easier for the community having access to nearby:

- Market Place
- Health Clinic
- Community Centre
- School with playground
- Petrol Pump

The main infrastructure characteristics of the Scheme are as follows;

- 24x7 Water Supply and Electricity
- Rain water harvesting
- Dedicated Fire-fighting network
- Dedicated Irrigation network
- Provision for PNG network
- Street Lights

Location

The Scheme is strategically located in GIFT City near the East Gate abutting NH 8. Currently, the road widening of NH 8 is going on.

The Scheme

1 BHK Apartments admeasuring 33 sq.mts. (355.21 sq. ft.) of carpet area are offered at Rs.8.70 lakhs (excluding registration and taxes) per unit. This price is subject to change.

The appurtenant land of the Apartment will be given on lease for 99 years.

The Apartments are ready for possession. GST is not applicable.

The Apartment/s can be purchased by the following:

- (a) An employee of an organization which has purchased or taken on lease, any commercial space in GIFT City
 1. A person having Family annual income up to Rs.6 lakhs.
 2. Do not own a house or plot within 8 Kms radius of GIFT City.
- (b) Any organization that has purchased or taken on lease, commercial space in GIFT City for their working staff in GIFT City
- (c) Any person (satisfying the criteria given in (a) above) or Company or Firm
- (d) Government Condition for use of Apartments (applicable to all categories of Buyers): The Apartment can be used only by persons working in GIFT City.

90 Dwelling Units

Building consisting of 6 wings
45 Q, 45 R, 45 S, 45 T, 45 U, 45 V

Block-45, GIFT City, Gandhinagar. Gujarat.



Actual Site Photo



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AERIAL VIEW

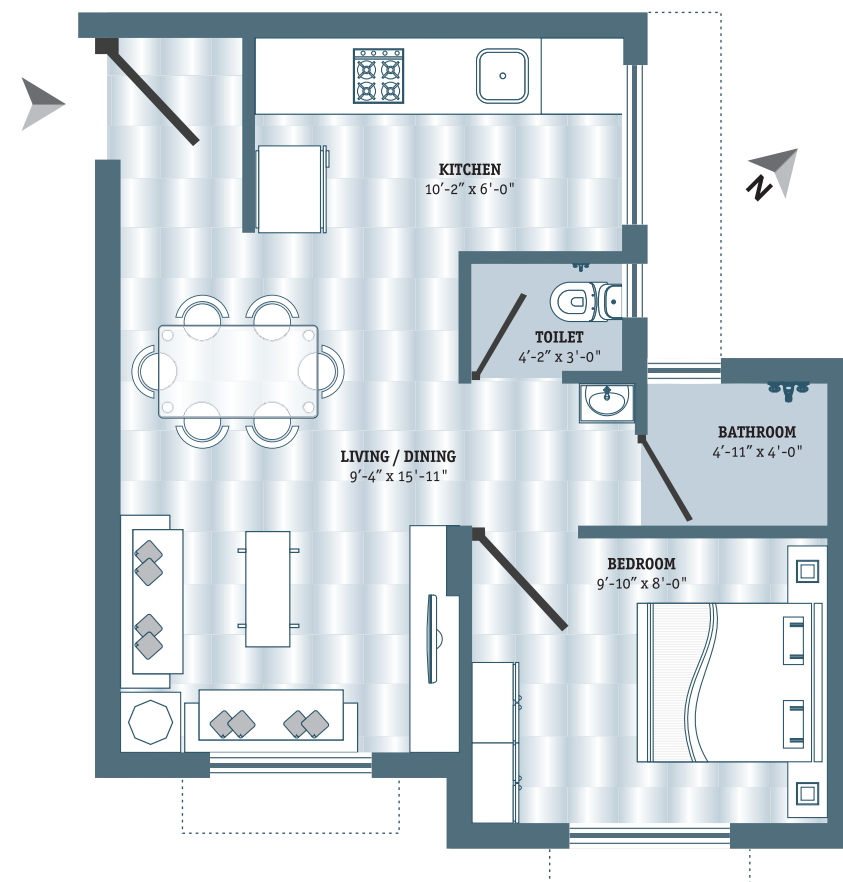
Residential
Building

Play Ground

Residential
Building

Market / Community Centre
Health Clinic





Structure

- RCC framed structure.
- First class clay bricks for all walls.



Flooring & Dado

- Vitrified tiles in hall, kitchen and bed room.
- Ceramic tiles in toilets.
- Glazed dado tile upto 7 feet height in bathroom, 7 feet height in toilet and 4 feet height above kitchen platform.



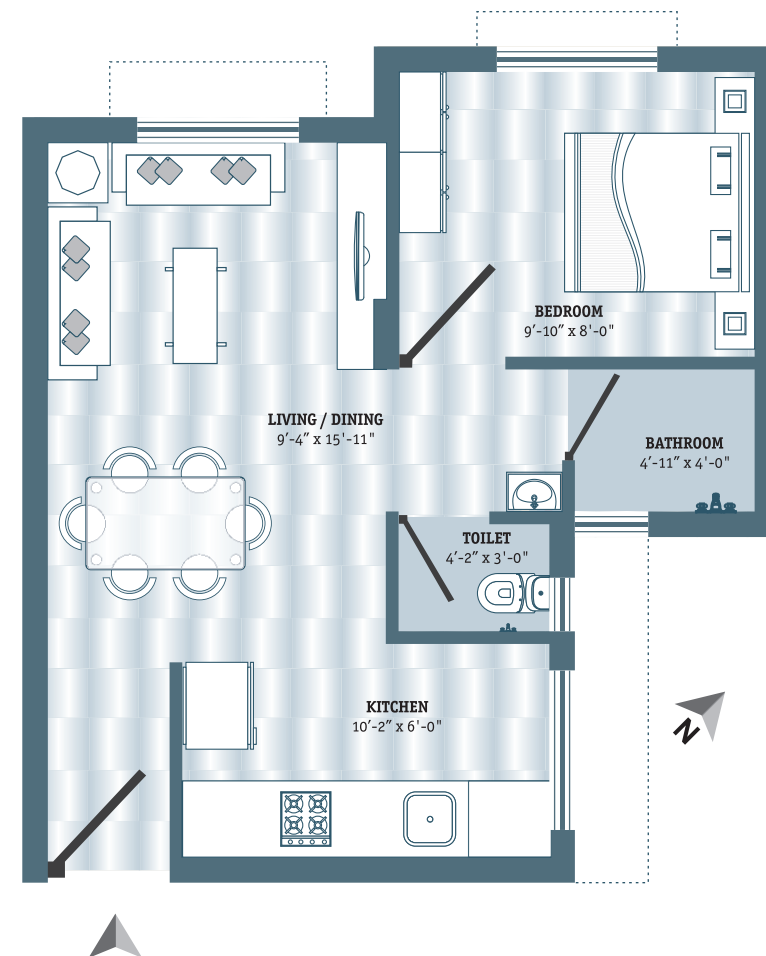
Plumbing / Sanitary fittings

- European water closet for toilet.
- Washbasin with CP fittings.
- Shower area with hot & cold mixer and overhead shower.
- Hot & cold connection for geyser.



Kitchen

- Granite counter with SS sink.



Doors

- Hard wood door frame with flush shutter with both side laminate for main door.
- Hard wood door frame with painted flush shutter for internal doors.
- FRP/ PVC frame & shutter doors for toilet and bath.



Windows

- Glazed anodized aluminium windows with clear glass.
- MS grill on all windows.



Painting

- Oil bound distemper for internal walls and ceiling.
- Cement paint for external walls.



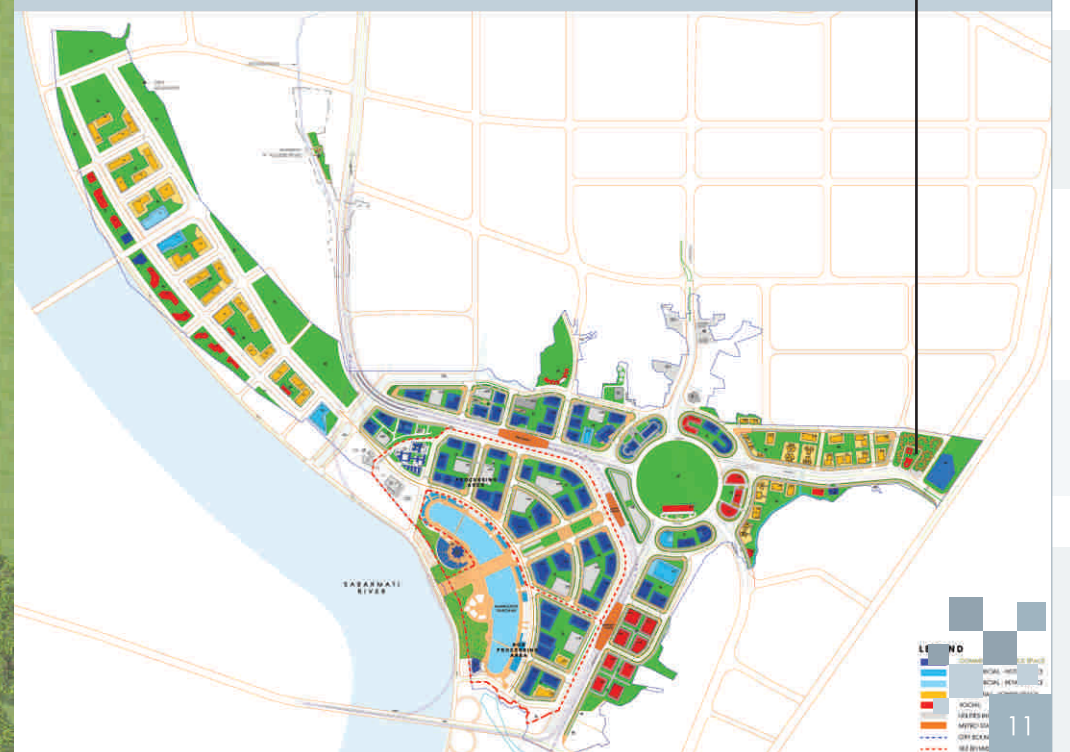
Electrical

- Concealed wiring with switches.
- Adequate light, fan and plug point.
- 3KW power per flat.

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SITE LOCATION (90 DWELLING UNITS)





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Gujarat International Finance Tec-City Company Limited

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