

- ❖ **Atriya Flats** are 3 BHK 18 Luxurious Apartments & 7 Shops at ground and first floor of total eight floor building.
- ❖ J S Parikh Title cleared plot, size 1100 Yards with 185 feet circle facing frontage.
- ❖ Per floor 3 apartments only
- ❖ By the grace of Allah, Work started on 26.02.2018
- ❖ 4 meter (13 feet) wide entrance at both side
- ❖ Two lift (Automatic, Customized with Designer Glass door). Useful for Man & Woman separately.
- ❖ Fire frightening system at all floor.
- ❖ 30 feet long & 7.9 feet wide Lobby of total 500 sq feet staircase area on every floor.
- ❖ Automatic glass doors & Luxurious five star lobby at ground floor.
- ❖ Specious Kitchen & Wash area.
- ❖ Luxurious drawing/living room with terrace.
- ❖ Specious bedrooms with attached w/c, balcony/window.
- ❖ 4000 Sq feet fully underground car parking for resident only, also suitable for society member's family function.
- ❖ Underground parking is equipped with fire fitting system, CCTV & Electrical earthing & room for watchmen with w/c.
- ❖ Scooter & Bicycle parking at ground floor
- ❖ 13 feet wide (4 Meter) entrance gate & 13 feet wide (4 Meter) ramp for underground car parking.
- ❖ All Luxurious & latest items & fittings as per architecture's & engineer's recommendation.(Branded & ISO certify only)
- ❖ Peacefully Society registration as "Atria flat owner's cooperative housing society".
- ❖ One time Maintenance deposit. (RS 100/feet extra).
- ❖ Separate Parking, Water tanks and pumps for commercial shops at first floor.

- ❖ Bhavnagar Municipal corporation permission No.
TD/0298/UK/17-18 and Commissioner shree Permission No.
COMM/0169/17-18
- ❖ RERE APPLY No.

Developer commits to provide as below to their valuable customers.

- Specious Modular Italian style kitchen-furniture with Hettich – Germany hardware.
- Chimney, Drinking water filter & 4-5 Electrical points for Fridge, Microwave Oven, Juicer, and Grinder.
- Main door 40 mm with Digital lock (Yale England) & door closer. Internal doors 35mm with Godrej Locks
- 5 Tons VRF Centrally Air conditioner systems for each flat. (Train/O-General)
- Designer wall ceiling.
- LED lights & ceiling fans in all rooms
- Granite photo framing on all internal doors & window.
- UPVC Windows & Glass partition with mosquito net.(Fenesta/Encraft)
- Separate 200 Liter Water tank at kitchen wash area in each flat.
- All fittings in Bathroom (Jaquar)
- Designer wash basin with drawer/cupboard at living room.
- Heat resistance exterior Colors/Coatings/Paints. (By Ramnik Manohar)
- Special fully underground car parking for resident only.
- Car parking for every flat owner with flat numbers at underground parking. (one car/flat)
- Two lift for Man & Woman (Automatic with Designer Glass door)
- Automatic door for underground car parking. (Sensor/motor Operated)
- Special underground water tanks.
- Separate drinking water tank & pipe line.
- CCTV at Parking, Lobby & Lift.
- Back up diesel generator for common area.
- 4 MM copper main electrical cable wiring from meter to flat.
- Motion sensor automatic light at parking & lobby area.
- Rain Water recharging system.
- 10 Years warranty by developer for any damaged to building's structure, exterior colors/coatings.
- 5 Years insurance policy of building will be paid by developer.
- 5 Years warranty for bath fittings, water & drainage piping.
- 2 Years Warranty for all electrical Items.

Terms and Conditions for the purchaser.

- ❖ All right reserved with developer to make change/modifications in scheme/plan/design in above proposed project. All purchasers shall abide by the same.
- ❖ Commencement of building against permission from Bhavnagar Municipal Corporation. Completion period will be 18 Months approximately.
- ❖ All applicable Government taxes, stamp duty, registration fees, PGVCL, GAIL, BADA, BMC charges &/or any deposit shall be borne by the purchaser.
- ❖ All apartments' owner must have to follow rules & regulation as per constitution of co operative society. The developer will be responsible to register *the "Atriya Flat Owner Co Operative Housing Society"* for the flat owners and will hand over to members by electing the governing body.
- ❖ This Broacher is intended to display design & technical features of the proposed projects and does not parts of any legal documents.
- ❖ Transfer of purchased apartment will required NOC/approval from developer for resale before possession and developer may charge for that. After possession, the governing body of society will provide NOC as per constitution.

FOR BOOKING - Contact

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