

...clubbed elegantly "Shopping & Living"



Dev Shikhar

Retail Shops | 2 & 3 BHK Luxurious Flats

...a venture of **Dev Developers**, Anand



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Retail Shops
and
2 & 3 BHK
Luxurious Flats



Special Features :

- Site situated at near Madhubhan Resort, Anand - Mogri Road
- Retail Shops approaching two road junction
- Modern planned Shops and 2 & 3 BHK Luxurious Flats
- Quality construction, attractive elevation
- Designed with full ventilation
- CCTV Surveillance in common area
- Adequate parking facility at Basement & Ground Floor
- Pre-construction anti-termites soil treatment
- Compound wall with entrance gates
- Lift facility for easy access
- Bore well for Residential & Commercial purpose





To Radheshyam Party Plot



To Radheshyam Party Plot



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GROUND FLOOR PLAN | Shops | Parking



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FIRST FLOOR PLAN | Shops | 2 BHK FLATS





TYPICAL FLOOR PLAN
Second Floor to Fourth Floor | 2 BHK Flats



ISOMETRIC VIEW OF UNIT FLAT
A & B Wing : 2 BHK Flats



TYPICAL UNIT FLAT PLAN
A & B Wing | 2 BHK Flats



TYPICAL FLOOR PLAN - A & B Wing
2 BHK Luxurious Flats

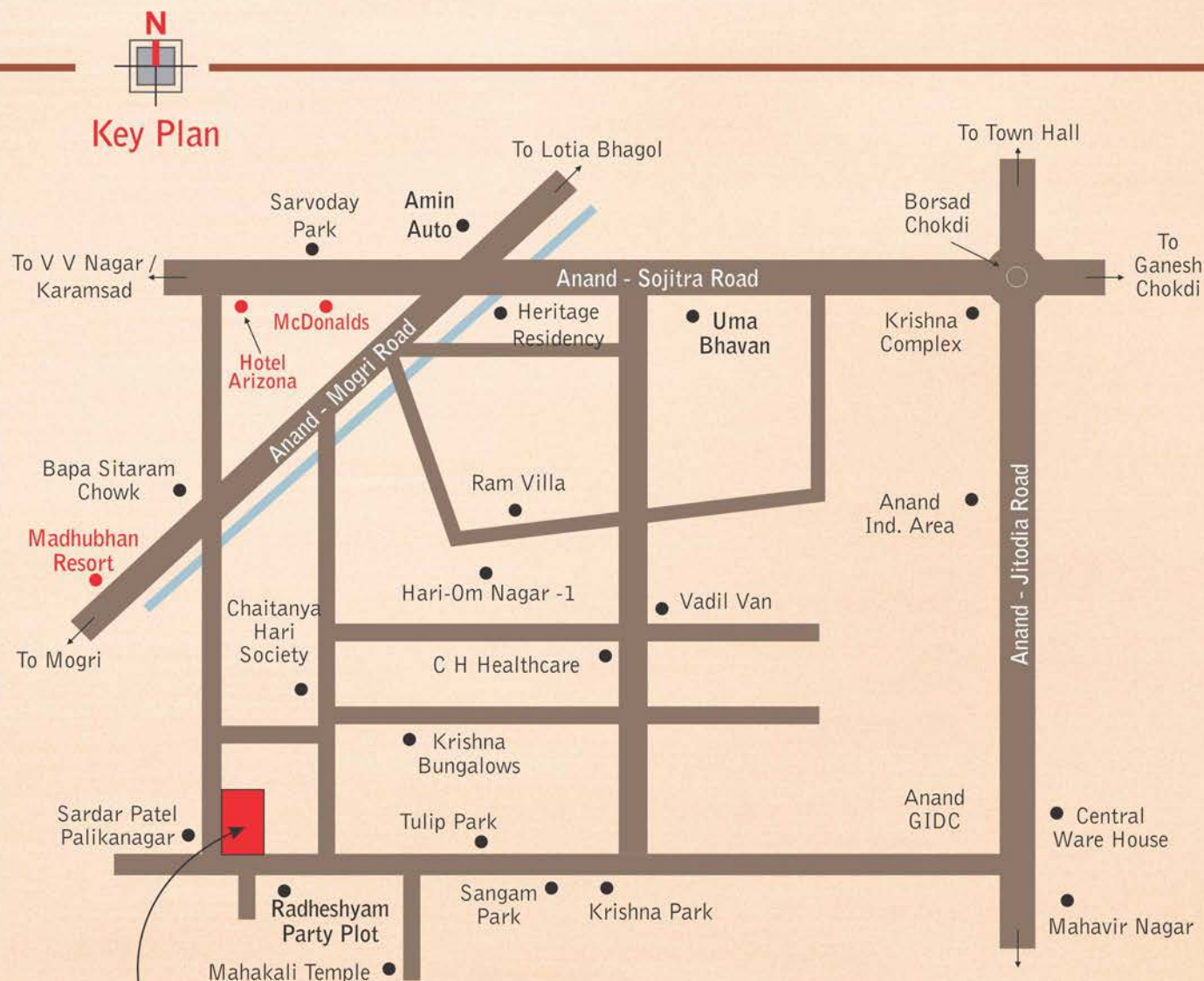


SPECIFICATIONS...

- STRUCTURE** : RCC frame structure and brick wall in cement mortar smooth finish internal plaster, External surface finished in sand face double cost plaster. Structure design as per structural engineer, design as per earthquake safety norms.
- FLOORING** : Vitrified tiles flooring in carpet area as directed by architect.
- KITCHEN PLATFORM** : Granite kitchen platform with stainless steel sink, and glazed tiles upto lintel level height Kota stone flooring in wash area.
- DOOR** : Main door of the flats are specially designed with decorative brass / S.S. Fittings with wooden frame and rest RCC frame door & all the doors will be water proof flush doors with standard fittings as directed by architect
- ROLLING SHUTTER** : Rolling shutter provided in shops.
- WINDOWS** : Aluminum sliding windows with M.S. grill.
- PAINTING** : Acrylic distemper paint on internal walls, standard quality paint on external walls and enamel paint on doors.
- ELECTRIFICATION** : Necessary electric points will be provided like plug, bell points, T.V. Point telephone point, washing machine point, kitchen accessories points, geyser point etc. Branded concealed wiring with standard modular switches or equivalent modular switches.
- PARKING** : adequate parking facilities with decorative paving for flats holder only.
- WATER SUPPLY** : Bore well facility will be provided for flats & shops. Overhead water tank with auto control system for drinking water and other use provided.
- TOILET & BATH** : Full dado height in toilet & bath, wash basin and kitchen it will be 7' height.
- ELEVATORS** : Elevators for easy access with capacity for 4 persons of standard make will be provided.

Terms & Conditions :

1. Internal changes shall be allowed only with prior permission and with extra cost. if is technically possible.
2. Additional documentation charges such as stamp duty/ registration / GEB connection / insurance / GST / legal documents (as per new bylaw's / jantri / revenue department and other relative expenditure are to be borne by the member. Any kind of taxes implemented by government or local authorities during or after completion of the project are to be borne by the member.
3. Municipal taxes from date of obtain passions shall be borne by the member.
4. Payment Conditions :(General Schedule)
25% as a Booking Amount
20% at the time of First Floor Slab
20% at the time of Second Floor Slab
20% at the time of Third Floor Slab
10% at the time of Flooring & Plaster
05% at the time of possession
5. Member has take possession within month from the date of completion of the unit, failing which interest @ 18% p.a. will be charged on balance amount.
6. The organizer / architect / structural engineer shall have all right for any addition / alternation required time to time.
7. Possession of unit will be given on only on receipt of full payment, no Pooja / Vastu allowed before possession.
8. The organizer reserves their right to make any addition, alternation and amendments as may be necessary from time to time.
9. The brochure shall not be treated as a legal document, it is the purpose of information only.
10. In case of any dispute it will be resolved by mutual discussion and understanding, failing which the matter will be ANAND jurisdiction Only.



Google Coordinates : Latitude : 22°32'10.54"N | Longitude : 72°56'48.78"E

Site Address :

Near Sardar Patel Palikanangar,
B/h. Arizona Hotel,
Off Anand - Sojitra Road,
Anand - 388 001, Gujarat, India

Organizer : **Dev Developers**

Office : 'Vrajdhm,
B/h. Sadashiv Bakery, Opp. Manish Corner,
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Architect

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Structural Consultant

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