



AMAR NATH AGGARWAL INVESTMENTS PVT. LTD.
COLONISERS & LAND DEVELOPERS

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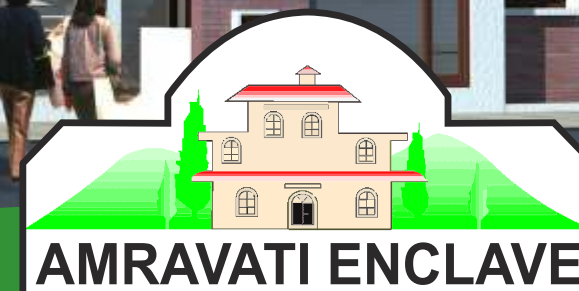
*Note: This brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purpose.
Further the Promoter / Architect reserves the right to add/delete any detail specifications mentioned if so warranted by the circumstances.

Design by Design Pulse / 98149 98915



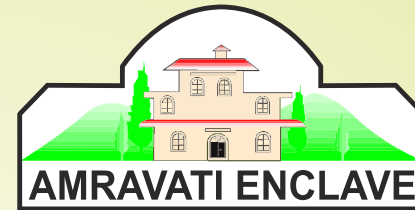
AFFORDABLE
COMFORTABLE
LUXURIOUS

Independent Floors



SECTOR 2, PINJORE - KALKA URBAN COMPLEX
PANCHKULA

Truly the future belongs to



How would you like a home in the lap of the Shivalik? Cool breeze blowing all day round and a small stream nearby. A home nestled in the heart of the hills a wonderful idea. Getting all the facilities of clean water, sewerage and electricity. It surely is tempting with a good and clean environment to go with. It is Amravati Enclave heading for the road of success and prosperity developed by the prestigious Co. of Amarnath Aggarwal Investments. There can be no second thoughts about it.

With a Amarvati Vidalaya School upto 10+2 functioning, a Bankhandi Durga Temple, a water edge club with a swimming pool. Multi speciality poly clinic, an old age home, a community hall already functional.

Water Edge Club spread out over a large area is made with the latest architecture. Banquet Hall & lawns are open for marriages. The swimming pool is restricted for members. The Bankhadi Durga Mandir is made beautifully. It contains the Bankhadi tree which is very spiritual. Amravati Vidyalaya is Senior Secondary School, CBSE approved upto 10+2.

There are plans for opening more schools, a shopping mall, and a multiplex, creche which will be a boon for the working people. Shops are already functioning. Spread over 118.336 acres of land Amravati Enclave is a very quiet, peaceful and serene place to dwell in with green lawns and trees around you. There is serenity about the place. You could buy a house or a flat or even a plot to build your own dream house. Don't resist as many as 600 families already living and more than 150 houses are under construction. Go for it. This is a rare Bargain.



License No. 186/2008



Luxury Independent Floors

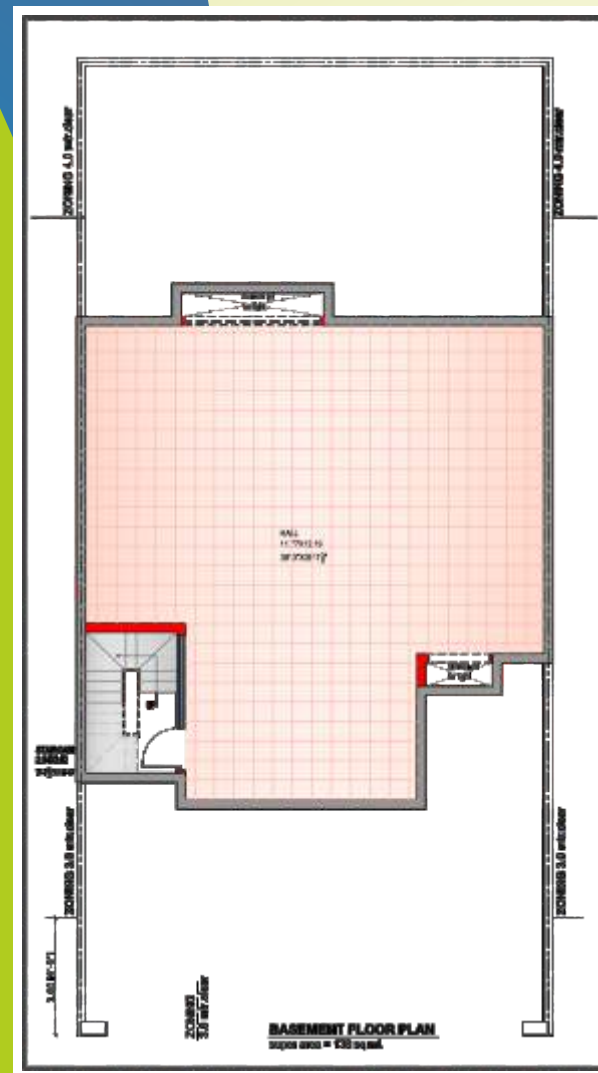
The Amravati Enclave has evolved with a deep involvement of the best architects, engineers and landscape designers. they have put an extra efforts in planning the framework of the Amravati Enclave ensuring that you experience a wonderful life here each of our apartments is the result of careful planning and spectacular architecture. luxurious interiors exteriors giving enough space to create moments that you can cherish all your life with your family.

Most Luxurious Township Being Developed on Semi Hills of Shivalik.

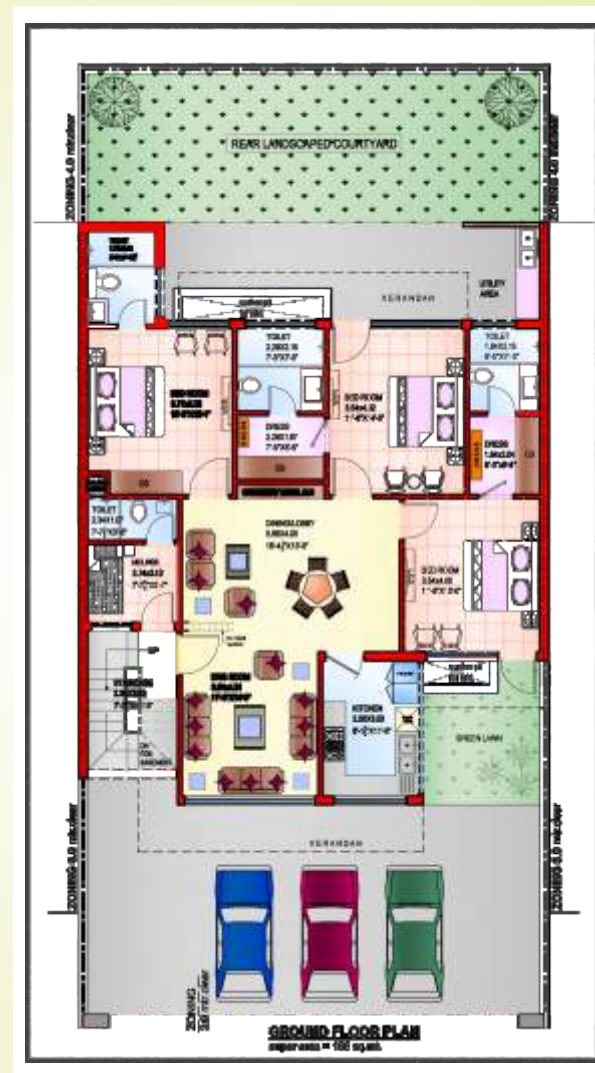
- 10 Minutes drive from Chandigarh Railway Station (10 km.)
- Sprawled Across 118.336 acres of land
- Plotted Colony in 104.746 acres
- Group Housing Flats in 13.59 Acres (840 Nos)
- Connections are provided to each plot for facilities like water, sewerage, electricity, storm water drainage
- One Higher Secondary School, two primary school , five Nursery School and a crèche proposed
- Radhi Devi Amaravati polyclinic with 20 bed hospital and operation facilities are functional
- Bankhandi Durga Mandir is functional
- Showroom's double storey shops and booths for daily goods functional
- NH-22 Amravati Mall consisting of Anchor stores, shopping arcade, food courts, hotel, multiplex & revolving restaurant in 3.12 acres under construction.
- Unmatched planning and top class quality construction amidst beautiful surroundings.
- Located on National Highway – 22 Panchkula – Kalka road.
- Just 6 kms from Panchkula city
- Free hold plots of 2 Kanal, 1 Kanal, 14 Marla, 12 Marla, 11 Marla, 8 Marla, 6 Marla & 2.5 Marla.
- Wide metalled roads constructed with paver
- Green surroundings and hills all around
- Water edge Club Equipped with swimming pool, badminton court, health club, cards room, marriage facilities, TT room & restaurant.
- A well equipped 40 rooms Deviwati Ashiana (Old Age Home) is functional
- Amravati Vidyalaya (CBSE Approved) upto 12th Class is functional.
- Amar Nath Aggarwal Bhavan, a community centre equipped with hall and 11 fully functional rooms.

14 MARLA (358 sq. yds.)

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BASEMENT
1485 SQ. FT.



GROUND FLOOR
1786 SQ. FT.

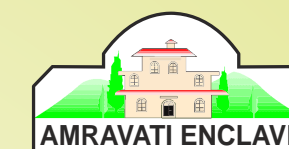


FIRST FLOOR
1786 SQ. FT.



SECOND FLOOR
1786 SQ. FT.

LAYOUT PLAN



INDEPENDENT FLOORS

10 MARLA (270 sq. yds.)



Ground Floor Plan
(3 BHK Independent Floor)
Super Area 1400 sq. fts.

10 MARLA (270 sq. yds.)



First & Second Floor Plan
(3 BHK Independent Floor)
Super Area 1494 sq. fts.

SOLD

10 MARLA (290 sq. yds.)



FLOOR PLAN
(3 BHK Independent Floor
with Servant Room)

SOLD

14 MARLA (358 sq. yds.)



GROUND & FIRST FLOOR PLAN
(3 BHK Independent Floor
with Servant Room)

SPECIFICATIONS

Foundation

RCC raft/brick work foundation

Super Structure

RCC structure of columns, beams & slabs, walls in brick work

Wall Finishing

Internal - all internal walls plastered & painted in pleasing shades of oil bound distemper, ceiling white colour.

Flooring

Marble/vetrified tiles/wooden flooring in all rooms.

Kitchen

Ceramic tiles 2' height above working platform & cabinets.

Toilets

Flooring-marble tiles/ceramic tiles, Walls-ceramic tiles, Fittings - wash basin, EWC, mirror, hot & cold water supply system (without geyser)

Doors

Seasoned hard wood frames with Masonite/flushed painted door shutters.

Window

Painted hard wood frames & hard wood glazed/flymesh shutters.

Electrical

Copper wiring in concealed PVC conduits. Provision for adequate light & power points as well as telephone & TV outlets in moulded plastic switches with protetive MCB's.

Staircase

Kota stone / marble flooring



TERMS

1. Independent Floors are being built on 270 Sq. Yd. (10 Marla), 290 Sq. Yd. (11 Marla) & 358 sq. yd. (14 Marla) Categories.
2. One Car Parking is allowed per Floor.
3. Preferential Location Charges (PLC) will be 5% for each location i.e. for Corner House, 18 mtr. road, adjoining or facing green area, East or North direction.
4. The Registration charges, legal documentation charges are in addition to the aforesaid prices.
5. Cheques/Bank Drafts to be issued in favour of " Amar Nath Aggarwal Investments Pvt. Ltd." payable at Chandigarh / Pkl. banks only. Outstation cheques shall not be accepted.
6. Prices are subjected to revision without notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
7. The other terms and conditions of sale would be as per the standard application form /Agreement.
8. IDC & EDC charges are tentative and will be paid as per Govt. Fee from time to time.
9. Simple interest@ 18% PA. will be charged from the allottee if payment is not made in prescribed time up till three months & after that Floor will be resumed without any notice & deposited earnest money will be forfeited.
10. The Floor shall not be used for any purpose other than for which it has been allotted.
11. Service Tax will be charged extra as per prevailing rates .
12. One time maintenance Security of Rs. 20/- per sq. ft. for each floor will be taken at time of possession.
13. External maintenance charges Rs. 10/- per sq. ft. per annum.
14. The Company would pay penalty to its customers @ Rs. 5/- per sq. ft. per month for any delay in handing over the product beyond the committed period of 18 months from the date of execution of agreement. Similarly, the customer would be liable to pay holding charge @ Rs. 5/- per sq. ft. per month, if he fails to take possession with in 30 days from the date of issue of possession letter.
15. Club charges is compulsory Rs. 500/- per family will be paid per month after possession of Floor. It can change from time to time.
16. Transfer charges will be Rs. 20/- per sq. ft. till 75% payment.