



AMRAVATI
ECO FLOORS

Environmentally Responsible and Sustainably Designed
Smart 4 BHK Independent Floors for the 21st Century Intelligent Buyers

How would you like a home in the lap of Shivalik Hills? Cool breeze blowing all day round and a stream nearby to sit and enjoy upon. A home nestled in the heart of the hills with all comforts like superior air quality, clean water, efficient sewerage and continuous electricity. It surely is tempting with a good and clean environment to go with. It is Amravati Enclave heading for the road to success and prosperity developed by the prestigious company, Amarnath Aggarwal Investments Pvt. Ltd. There can be no second thoughts about it.

Amravati Enclave is backed by strong and accomplished management, which has a tremendous track record of completing the projects on time without compromising on quality. Set up by The Late Shri Amarnath Aggarwal, it is now promoted by his sons Mr. Kulbhushan Goyal and Mr. Hargobind Goyal who are strong believers of credibility, integrity and reliability. Amravati Enclave has evolved through the years with an extensive involvement of the renowned architects, engineers, landscape designers and urban planners. Each of our residences is a result of careful planning, spectacular architecture and adept execution. Let us assist you in transforming your journey to your new home.

Amravati Enclave is a one of a kind integrated township, which now houses over 6000 happy customers. It was set up in the year 1999 and since then has become one of the most preferred zip codes in the tri-city. The cohesive township is away from the hustle and bustle of the city, just 6 kms away from Panchkula and 10 kms from Chandigarh. The township is spread across 118 acres of land and has all the facilities of a fully functioning city. Amravati Enclave accommodates a gentrified clientele of retired army officials, government officials and other senior citizens who want to live away from the crowds and pollution and enjoy their retired life in peace and tranquillity.

One doesn't need to get out of Amravati to fulfil their Essential Entertainment and Recreational Needs. It houses a poly-clinic, Everyday Supermarket, schools, temple, NH-22 Mall, ANA Clarks Inn hotel, Aasma revolving restaurant, Inox Movies, Domino's Pizza, Chokhi Dhani & Water Edge Club with outdoor swimming pool, gymnasium and tennis courts.



License No. 186/2008

Ready Possession

Property with High Growth Potential

Superior Air Quality, Low Pollution

Retire in Comfort and Style

Limited Units

Highlights of Eco Floors•

- 4 BHK Independent Floors with High Speed Lift
 - 2 Stilt Parking Spots
 - 24x7 Hot Water via Heat Pump
 - Aluminium Windows
- Sophisticated Security System
 - Abundant Natural Lighting

All this leads to •

- Improved Occupant Health & Productivity
 - Electricity Savings
 - Superior Air Quality
 - Low Maintenance
 - Sustainability
 - Increased Insulation



AMRAVATI ECO FLOORS

After the success of the first 3 Eco-Floors projects, Amravati Enclave presents a brand new redesigned ECO Floors, environmentally responsible 4 BHK independent floors for the 21st century intelligent buyer. ECO Floors have stilt plus four storeys on each plot. They have 24x7 hot water supply in all bathrooms and kitchen through heat pump. Eco-Floors are sustainably designed amplifying the use of natural resources while minimizing carbon footprint. They are designed in such a way to maximize the use of the northern light thus increasing natural lighting and energy savings. A number of green areas including the entryway and roofs have been designed to promote urban biodiversity and conservation. The usage of aluminium windows not only leads to increased insulation but also reduces energy costs while increasing the aesthetic beauty and natural lighting. The ECO floors design is influenced by contemporary eco-architecture, which is both aseptically pleasing and environmentally friendly. ECO floors are designed by an upcoming dynamic design firm Arch. Lab which is based out of Chandigarh.

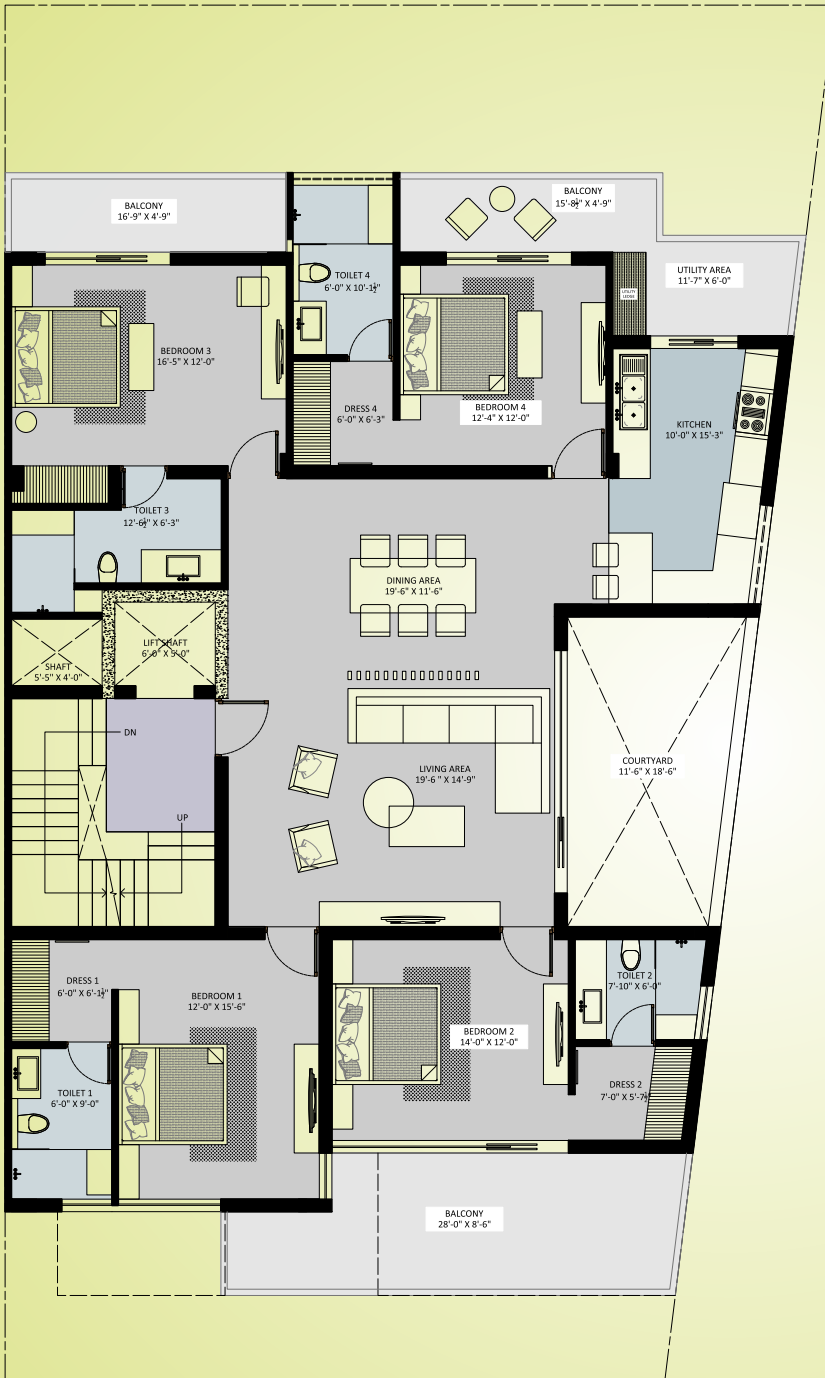
FACTS & FIGURES

- Located along NH-5, Chandigarh-Shimla expressway. Just 6 kms from Panchkula city and 10 kms from Chandigarh railway station.
- Sprawled across 118.336 acres of land.
- Wide roads
- A number of parks, green surroundings and hills all around.
- Radhi Devi Amaravati Polyclinic is a 20-bed clinic with Optometry, Gynecology, Dentistry, Orthopedic, Pathology and Pediatrics facilities.
- Bankhandi Durga Mata Temple.
- General Convenience Stores, Vegetable market, Chemist, Banks, ATM's and grocery stores are at a short walking distance.
- NH-22 Mall has a couple of stores operational including Inox Cinemas, Everyday Supermarket, dominoes , brown baking company.
- ANA Clarks Hotel is located inside the mall and has 33 rooms, Aasma Revolving Restaurant, 3 indoor banquet halls and 2 outdoor lawns.
- Chokhi Dhani – A Rajasthani Ethnic Village
- Water edge Club Equipped with swimming pool, badminton courts, health club, cards room, TT room and lawn tennis court.
- A well-equipped 40 room Senior Citizens Home.
- Amravati Vidyalaya (CBSE Approved) upto 12th standard.
- Amarnath Aggarwal Bhavan, a Dharamshala equipped with a hall and 11 rooms.
- Gurukul - A religious center, which invites devotees from all religions
- Amravati - Ek Asha School (Hindi Medium)
- Amravati Toddlers – Pre-school
- Everyday supermarket - Largest grocery store in the vicinity, spread across 8000 sq ft with all your daily needs and essentials.



**Celebrate your
retirement life**
stay active and close to nature





FIRST FLOOR LAYOUT PLAN

SPECIFICATIONS

Foundation

RCC raft/brick work foundation

Super Structure

RCC structure of Columns, Beams & Slabs, Inner walls in brickwork, Outer walls in Brick Work

Wall Finishing

Internal - all internal walls plastered & painted in pleasing shades of oil bound distemper

Paint – Asian Paints or similar

Flooring

Bedrooms, Kitchen & Bathrooms – Full body tiles

Lobby, Drawing, Dinning – Full body tiles

Balconies – Full Body tiles

Kitchen

Kitchen slab above working platform

Modular kitchen in plywood & HDF with granite counter top and Chimney.

Toilets

Walls & Floor – Full body tiles

CP Fittings – Kohler or similar

Sanitary Ware & EWC – Kohler or similar

Mirror, 24x7 Hot & Cold water supply system through heat pump and pressure pump

Doors

Bedroom & Bathroom, Main-door – Solid wood door shutter designed using C&C cutting with PU

paint finish om both sides.

Kitchen – Aluminium door with toughened glass.

Door Casing

Solid wood and HDF door casing for all doors.

Windows

Aluminium with mesh shutter and toughened glass windows.

Cupboards

Modular Cupboards built with HDF with internal lighting

Electrical

Copper wiring in concealed PVC conduits.

Provision for adequate light, Split Air-Conditioning, Power points as well as Telephone, Satellite TV & TV outlets in moulded plastic switches with protective MCB's. Entry controlled through digital lock from inside the house.

Staircase

Granite flooring

Façade

Brick Tile and Facade Tiles

Parking

Flooring : Parking tiles & granite, 2 car spots per floor with separate entry for each house. Electric charging point provided for each floor

TERMS



1. ECO Floors are being built on 404 sq. yds.
2. Covered area is 2142 sq.ft, super area 2375 sq.ft. for each floor.
3. The Registration charges, legal documentation charges are in addition to the aforesaid prices.
4. Cheques/Bank Drafts to be issued in favour of " Amar Nath Aggarwal Investments Pvt. Ltd."
5. Prices are subject to revision without prior notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
6. The other terms and conditions of sale would be as per the standard application form /Agreement.
7. IDC & EDC charges are tentative and will be paid as per Govt. Fee from time to time.
8. For any delay in payment interest will be charged as per RERA guidelines and it will be resumed by the company as per rera guidelines.
9. The Floor shall not be used for any purpose other than, for which it has been allotted.
10. G.S.T will be charged as applicable.
11. One-time maintenance Security of Rs. 25/- per sq. ft. for each floor will be taken at time of possession.
12. External maintenance charges of Rs. 18/- per sq. yard per full size of the plot i.e. 404 sq yards. per annum. It can be revised from time to time.
13. The Company would pay a penalty to its customers as per RERA guidelines for any delay in handing over the product beyond the committed period of 18 months from the date of execution of agreement after a grace period of 6 months. Similarly, the customer would be liable to pay holding charge @ Rs. 10/- per sq. ft. per month, if he fails to take possession within 30 days from the date of issue of possession letter.
14. A common meter for electricity charges will be set up for common utilities including elevator, water shifting pump, lights on stilt floor and lobby & cleaning. This would also include AMC for the elevator which will be charged at Rs.1.5 per sq feet. (Rs.3600+gst payable every month). Security for the said meter will be borne by the allottees.
15. Transfer charges will be Rs. 50/- per sq. ft. till possession of floor.
16. Two Car Parkings are allowed per Floor.
17. No changes can be made on the outer facade of the house.
18. All maintenance and fees will be subject to GST/applicable taxes.



AMRAVATI
ECO FLOORS

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