



# NEARBY LOCATIONS



## PARUL FLATS

-  Parul Apartments



## JAIN MANDIR

-  Navrangpura Jain Shwetambar mandir
-  Dada Saheb Na Pagla



## HOSPITAL

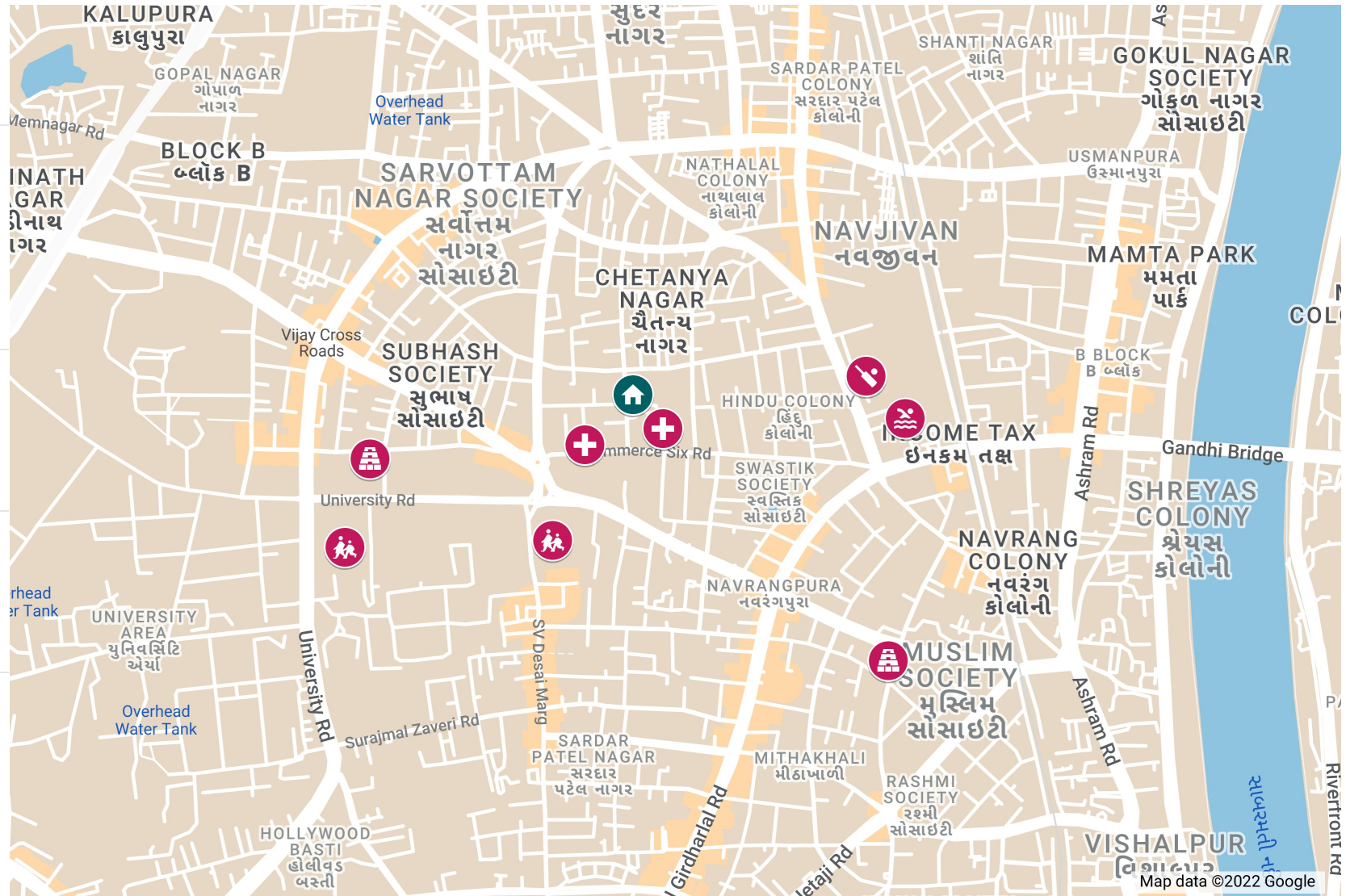
-  Medercial ONE
-  Samved hospital

## UNIVERSITY

-  CEPT University
-  H. L. College of Commerce

## LANDMARKS

-  Sardar Vallabhbai Patel Stadium, Ahmedabad
-  Sports Club



**SAFFRON DEVELOPERS**  
BUILDING TRUST

## Parul Flats Co-op Housing Society Ltd.

(F.P 262, SP 4+5, TPS - 19 [memnagar])

Navrangpura, Ahmedabad

**Office Address:**

05, Narnarayan Palace, Nr. Kothawala flats, Paldi, Ahmedabad. Contact: +91 98250 69370

## OUR BACKGROUND

The journey started in year 2002 by Mr. Ketan Manek with a dream. Building sustainable spaces to live and work. Spanning an experience of more than 18 years now, we have come a long way into real estate sector, building sustainable spaces covering residential and commercial properties.

Taking 'quality' as building mantra, our work speaks for itself until today.

### List of Projects (Group Companies)

1. Nar Narayan Palace  
*Location: Paldi, Ahmedabad*
2. Kanak Residency  
*Location: Paldi, Ahmedabad*
3. Kanak Residency – 2  
*Location: Paldi, Ahmedabad*
4. Upasana Residency  
*Location: Paldi, Ahmedabad*
5. Sankalp Residency,  
*Location: Vatva, Ahmedabad*
6. Sahjanand 36  
*Location: Dhrangadhra, Surendranagar*

# PROJECT SPECIFICATIONS

This is an overview of the proposed project. The detail plan with all the specifications shall be provided later. Some of the objectives are listed below.

<u>Particulars</u>	<u>Features</u>
Structure	R.C.C. Frame Structure with earthquake resistant design as per IS code. Design as per structural & architectural drawings. <i>(Make: Friends, Vibrant, Vinayak or Equivalent)</i>
Masonry	All half brick as per architectural drawings. <i>(Make: Ecogreen, Suryshree, Green Mirror or Equivalent)</i>
Wall finish	<ul style="list-style-type: none"> <li>Internal with single coat finish plaster and finished with wall putty.</li> <li>External with double coat mala finish plaster finished premium quality acrylic paint/texture/cladding as per architectural drawings.</li> </ul> <i>(Make: JK Lakshmi, Ultratech, ACC, Ambuja or Equivalent)</i>
Flooring	<ul style="list-style-type: none"> <li>All rooms to be floored with branded (800 x 800) / (600 x 1200) / (800 x 1600) vitrified tiles on floors.</li> <li>All Bathroom to be floored with branded (600 x 1200) vitrified tiles on floor &amp; dedo.</li> <li>Kitchen dedo to be floored with branded (300 x 450) / (300 x 600) vitrified tiles.</li> <li>Balcony &amp; Wash to be floored with branded (300 x 300) / (300 x 450) non-slippery tiles.</li> <li>Passages &amp; foyer to be floored with branded 600 x 600 non-slippery tiles.</li> <li>Staircases steps to be floored with granite &amp; landings with branded non-slippery (600 x 600) tiles.</li> <li>Parking area to be floored with parking tiles / pavers.</li> <li>Basement, ramp &amp; drive way to be floored with RCC trimix with cat eye, PVC speed breaker &amp; marking lines.</li> </ul> <i>(Make: Kajaria, Nitco, AGL, Somany, Simero or equivalent)</i>
Bath rooms	<ul style="list-style-type: none"> <li>Bath area - 1 Overhead shower, 1 Diverter, 1 Spout</li> <li>WC area - Metropole flushing system, health faucet with tap</li> <li>Wash basin - basin mixer</li> <li>1 WC &amp; 1 basin in each bathroom</li> <li>Branded CP fittings &amp; sanitary fittings</li> <li>Designer glazed tile up to ceiling level <i>(tiles make mentioned above)</i></li> </ul> <i>(Make: Jaguar, Cera, Kohler, AGL or equivalent)</i>
Doors	<ul style="list-style-type: none"> <li>Decorative main door with wooden frame.</li> <li>All other doors are of premium quality water resistant flush doors.</li> <li>Sliding doors as per architectural drawings. <i>(Make: Jindal, Tata or equivalent)</i></li> </ul>

	<ul style="list-style-type: none"> <li>Premium quality hardware and locks. <i>(Make: Europa, Godrej or Equivalent)</i></li> </ul>
Windows	<ul style="list-style-type: none"> <li>Premium make aluminium powder coated sliding windows with float glass.</li> <li>Premium make aluminium powder coated sliding door with float glass for balcony. <i>(Make: Jindal, Tata or equivalent)</i></li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>Granite Platform with S.S. sink.</li> <li>Store room shelves with kota stone</li> <li>Water filter and washing machine points will be provided.</li> <li>Ceramic tile dado up to ceiling level. <i>(Make: Kajaria, Nitco, AGL, Somany or equivalent)</i></li> </ul>
Electrification	<ul style="list-style-type: none"> <li>AC points - 5 (1 in each bedroom &amp; 1 in drawing room).</li> <li>Kitchen Points - 3 points for heavy appliances &amp; 1 water filter point.</li> <li>Conceal type and with branded modular switches with copper wire and sufficient points in all the rooms.</li> <li>Telephone, T.V., Geyser, washing machine, Wi-Fi points will be provided.</li> <li>Conduits for wiring in RCC slabs &amp; block walls.</li> <li>MCB</li> <li>2-way system in each room.</li> </ul>
Plumbing	<ul style="list-style-type: none"> <li>Submersible pump for 24 hr water supply <i>(Make: Lubi, Crompton or equivalent)</i></li> <li>As per architectural design <i>(Make: Astral, Ashirwad, Supreme or Equivalent)</i></li> </ul>
Common amenities	<ul style="list-style-type: none"> <li>3-phase electric power supply (7 KV) for each unit.</li> <li>Decorative foyer area</li> <li>Lounge area</li> <li>Drop-off / pick-up zone</li> <li>Senior citizen area</li> <li>Kids play zone</li> <li>Security room with CCTV surveillance facility</li> <li>2-elevators as per RERA guidelines <i>(Make: Schnidler, Omega, Trio, Kone or Equivalent)</i></li> <li>Bore well with submersible pump for 24 hours water supply</li> <li>Paved parking area</li> <li>Channel provision</li> <li>Library</li> <li>Solar panels <i>(for common area use only)</i></li> </ul> <p><i>(Common amenities to be finalised and executed as per architectural planning under his guidance)</i></p>

# FACT SHEET

**Nature of Project:** 4 BHK Premium Apartments  
**Location:** B/s Ishita Tower, Commerce six roads, Navrangpura  
**No. of Floors:** Basement + Ground (H.P.) + 7  
**No. of Units:** 28 Units  
**Salable Area:** 2929 SFT

## Additional Charges:

- 725/- sft including AMC, legal, AEC, fire & common development charges, electricity charges, approval charges, adani gas connection charges and 02 car parking charges.
- 2,00,000/- per unit towards maintenance deposit.
- 3/- per sft for 24 months towards maintenance expenses.
- GST & stamp duty as on actual.

**Loan Availability:** Major Banks / Financial Institutions  
**Possession Period:** 24 months from the commencement of work  
**Parking Policy:** 02 car + 01 two-wheeler free allotted parking slots per unit as decided by developer

## Payment Terms:

**Regular Payment  
(Rate: 7100/- per sft)**

20% at the time of booking  
Balance 80% in 18 equal monthly instalments from date of commencement of work

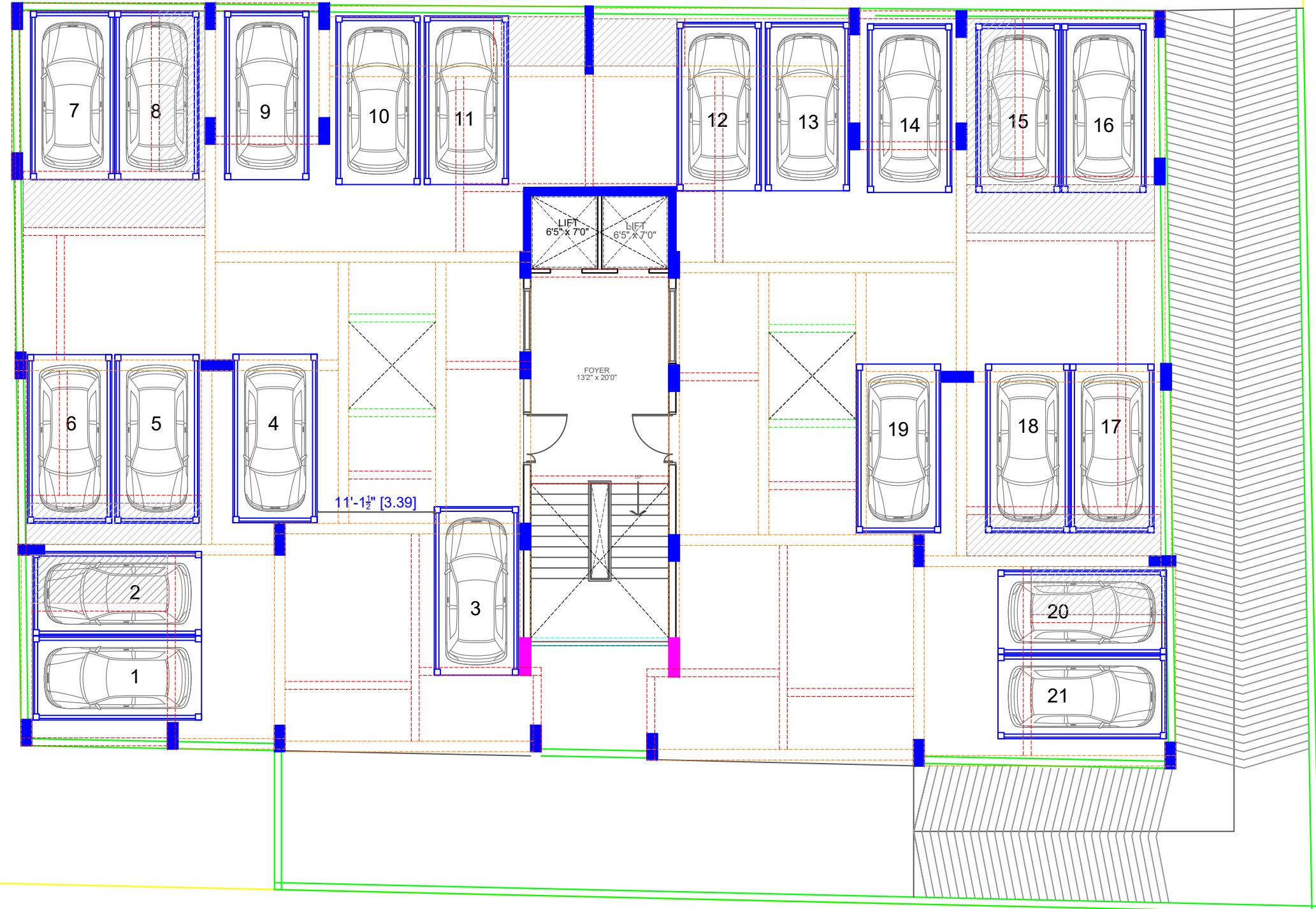
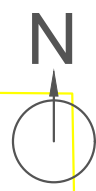
- Total payment by cheque/DD/NEFT/RTGS in favour of "SAFFRON DEVELOPERS".
- GST at applicable rate is payable on all due instalments (non-refundable). Any other charges or taxes levied by the govt. authority are to be borne by member as per actual.
- Applicable stamp duty, registration fees & all additional charges are to be paid before execution of sale deed/ possession formalities.
- Additional amount payable on delayed payment of instalments @ 1.5% per month up to a delay of 3 months. If delay is more than 3 months, the developer shall cancel the booking on his sole discretion.
- In event of cancellation, refund would be given only after the said apartment has been resold (payment received from new purchaser) & that to after deducting a sum of Rs. 2,50,000/- as a token cancellation charge.
- All refunds, if any, will be made without any interest by local cheque only.

## Other Notes:

- Monthly maintenance expense shall be effective from time building use permission (BUP) is issued from local authority.

- The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.
- The developer reserves the right to change, revise and make any modification, addition, omission, or alteration in the scheme as a whole or any part thereof at their sole discretion.
- The company shall strictly execute the work as per the decided specifications & shall not entertain any kind of alteration/modifications at any stage.
- In case of any kind of alteration/modifications carried out by the client in his own capacity, no labour charge credit shall be given.
- Any Changes in plumbing work are not permitted.
- Subject to Ahmedabad Jurisdiction.

MAIN ROAD



Notes:

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4. THIS GENERAL INSTRUCTIONS SHALL BE APPLICABLE TO ALL OUR DRAWINGS THROUGHOUT THE PROJECTS.

# BASEMENT PLAN

R6	ISSUE FOR APPROVAL	HP	19/10/2022
REV.	Description	By.	Date

ARCHITECT:  
**ANAND TATU ARCHITECTS**  
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 SATELLITE, AHMEDABAD - 380015  
 OFFICE - 079 - 40324751  
 anandtatu@gmail.com / anandtatu@rediffmail.com  
 www.anandtatu.com

CLIENT:  
**PARUL APARTMENT**  
 NAVRANGPURA, AHMEDABAD

DRAWN: DV	CHECKED: HP	DATE: 19/10/2022	REVISION: R6
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PROJECT NAME:  
**REDEVELOPMENT OF PARUL APARTMENT**

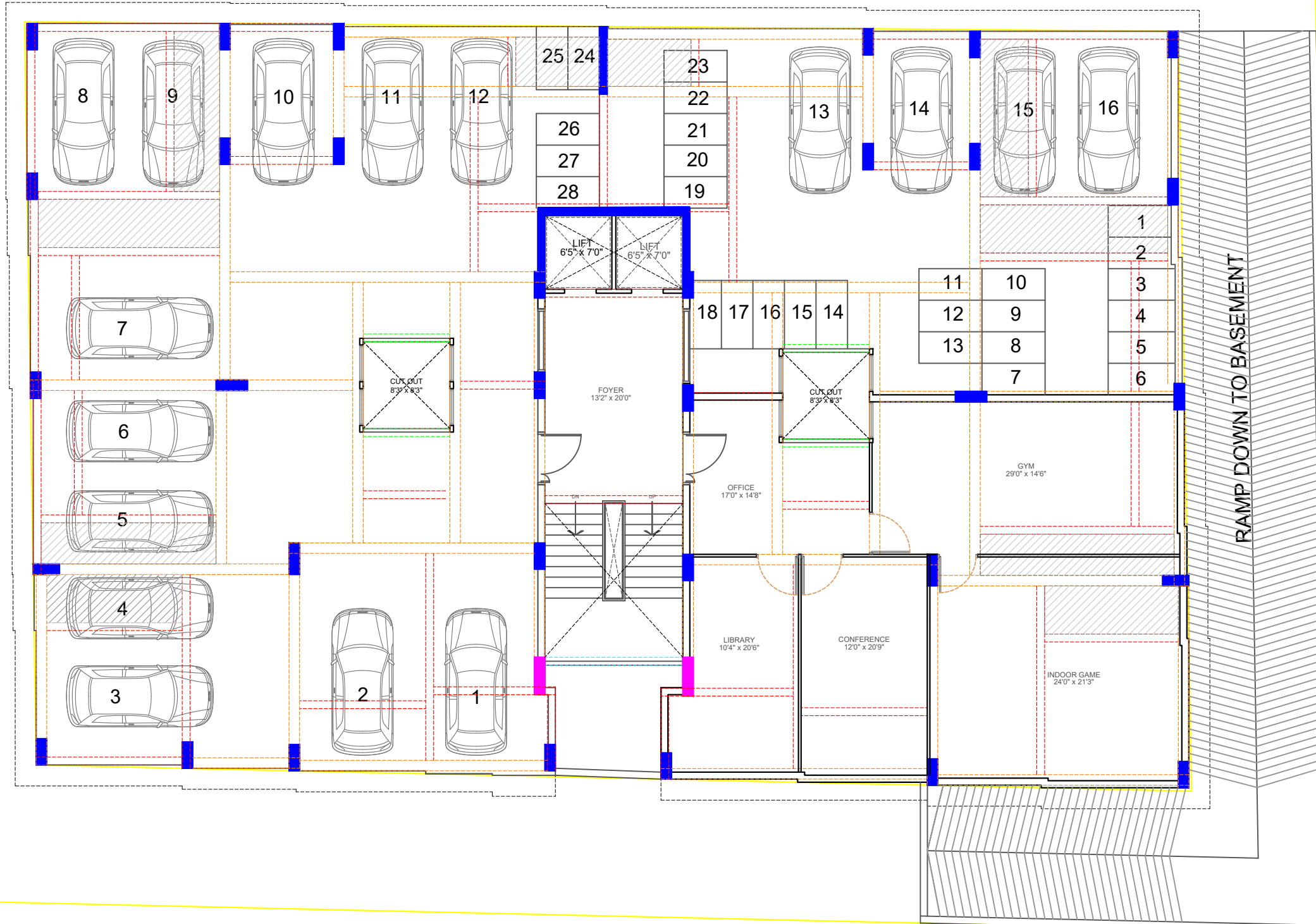
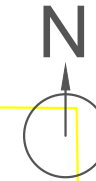
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**BASEMENT PLAN**

SCALE: NTS	SHEET SIZE: A3	SHEET NO: 01
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PROJECT NO: XXXX	STATUS: APPROVAL
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DRAWING NO:  
**A-PRL-TYP-PRE-01**

MAIN ROAD



# GROUND FLOOR PLAN

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DV	HP	19/10/2022	R6

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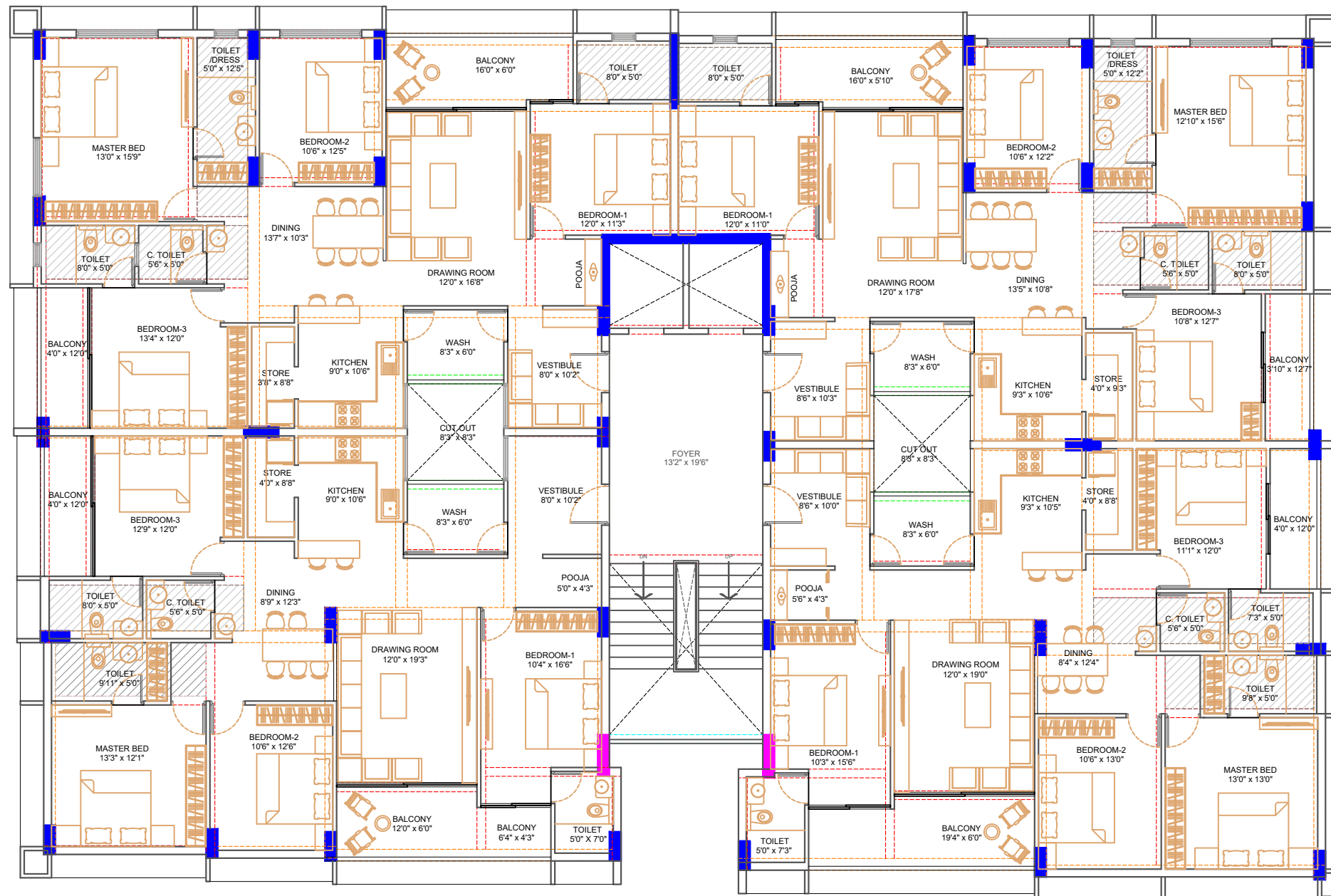
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NTS	A3	01

PROJECT NO.:	STATUS:
XXXX	APPROVAL

DRAWING NO.:  
**A-PRL-TYP-PRE-01**

MAIN ROAD



# TYPICAL FLOOR PLAN

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R6	ISSUE FOR APPROVAL	HP	19/10/2022
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REV.	Description	By.	Date
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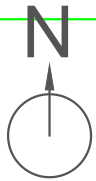
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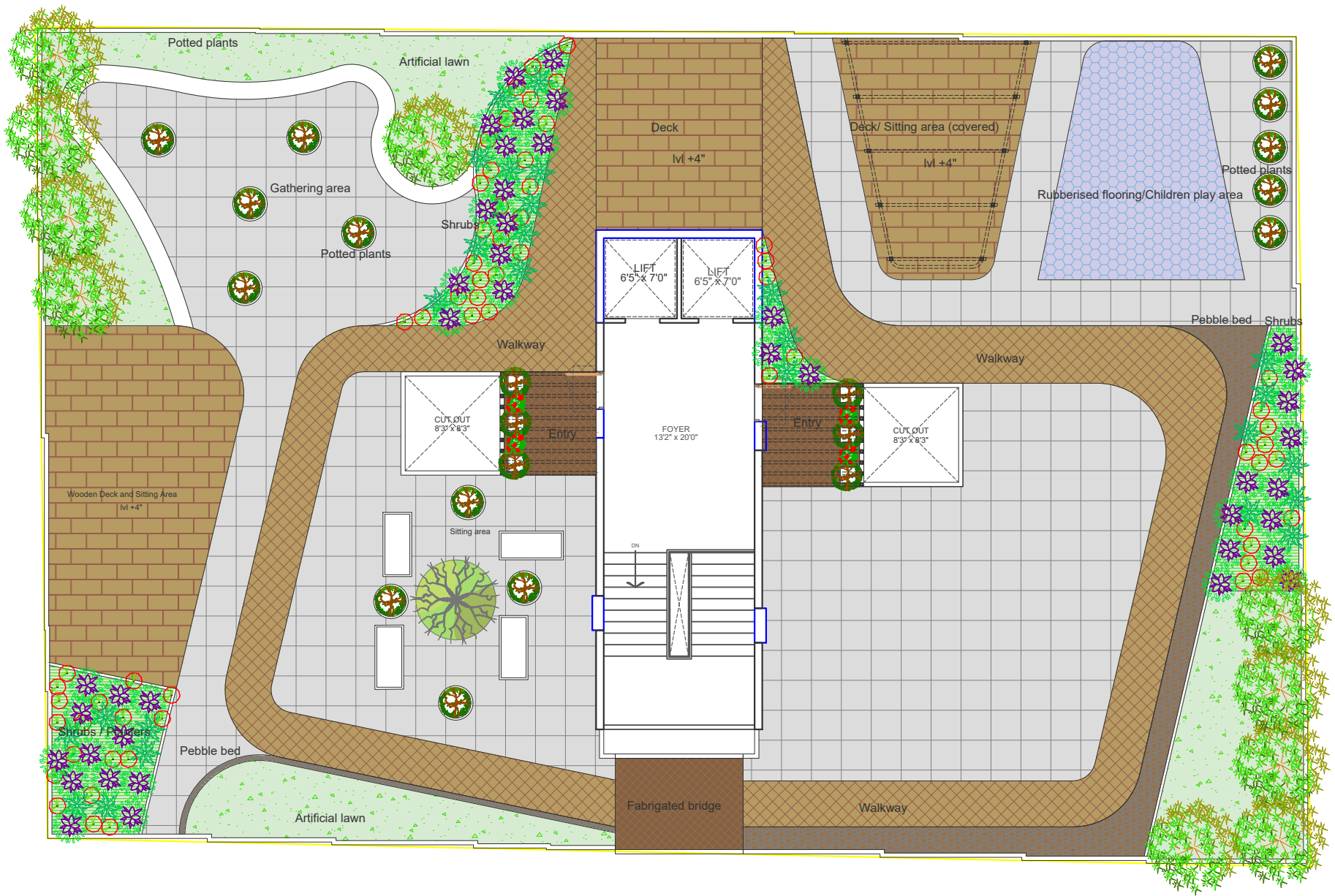


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-  Vitrified tiles
-  Artificial grass
-  Wooden deck
-  Wooden Walkway
-  Wooden flooring
-  Pebble bed
-  Rubberised flooring

MAIN ROAD



**TERRACE PLAN**

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**REDEVELOPMENT OF PARUL APARTMENT**

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**TERRACE PLAN**

SCALE: NTS	SHEET SIZE: A3	SHEET NO: 01
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**ANAND TATU**

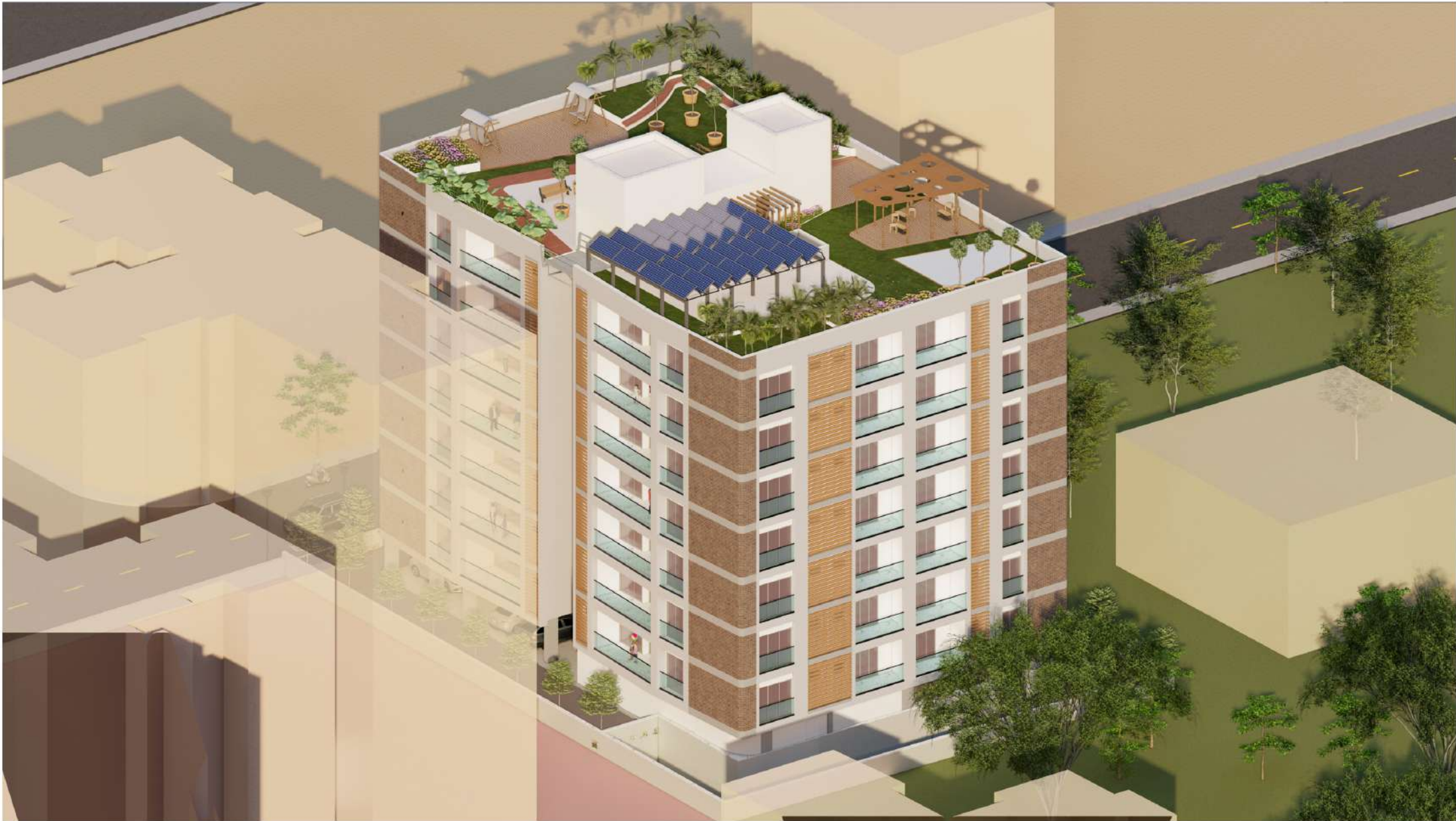
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