

WE **PROMISE**
A NO-COMP**PROMISE** HOME
AT MITHAKHALI

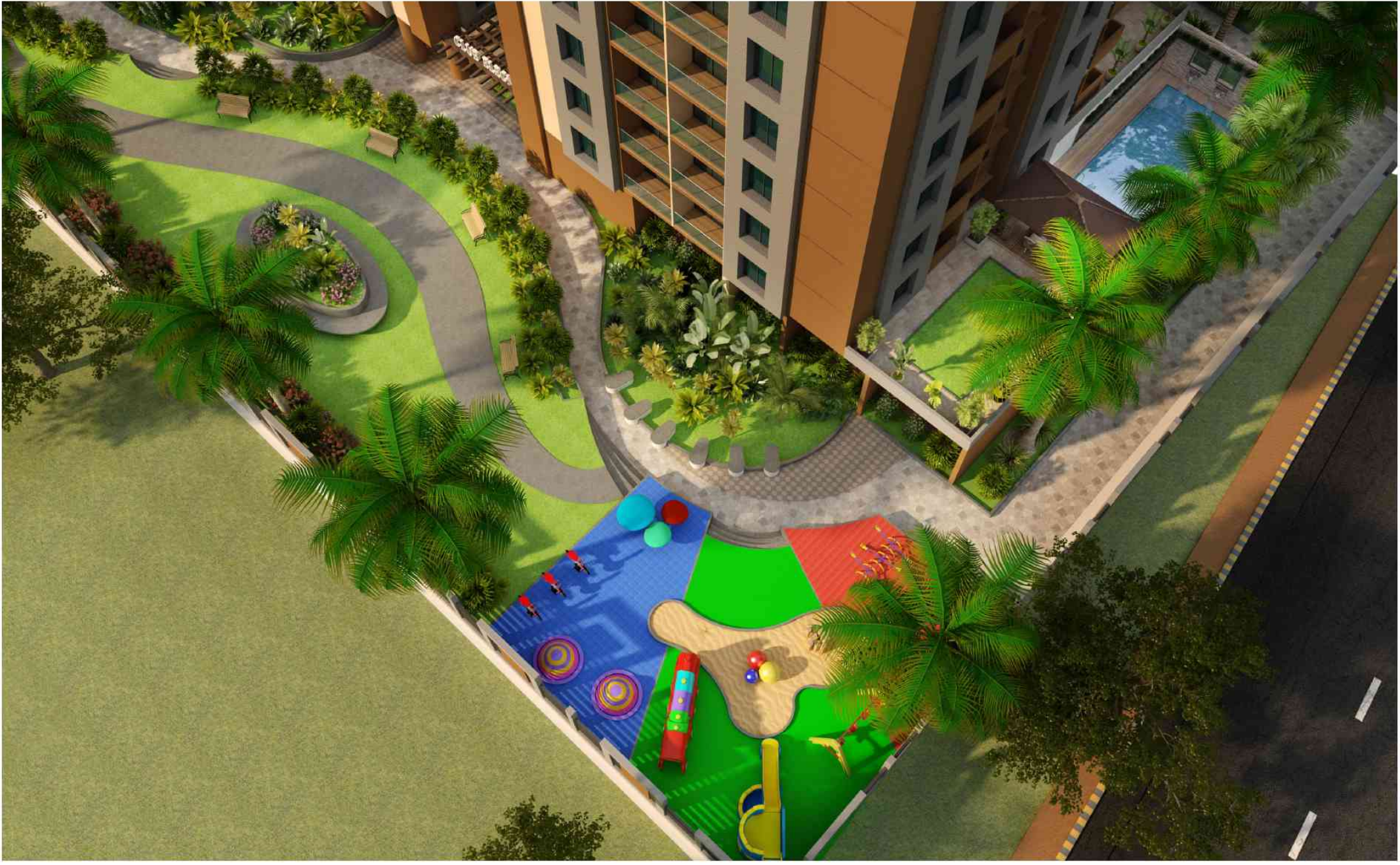
A PROJECT BY



2 | 3 BHK APARTMENTS & SHOWROOMS

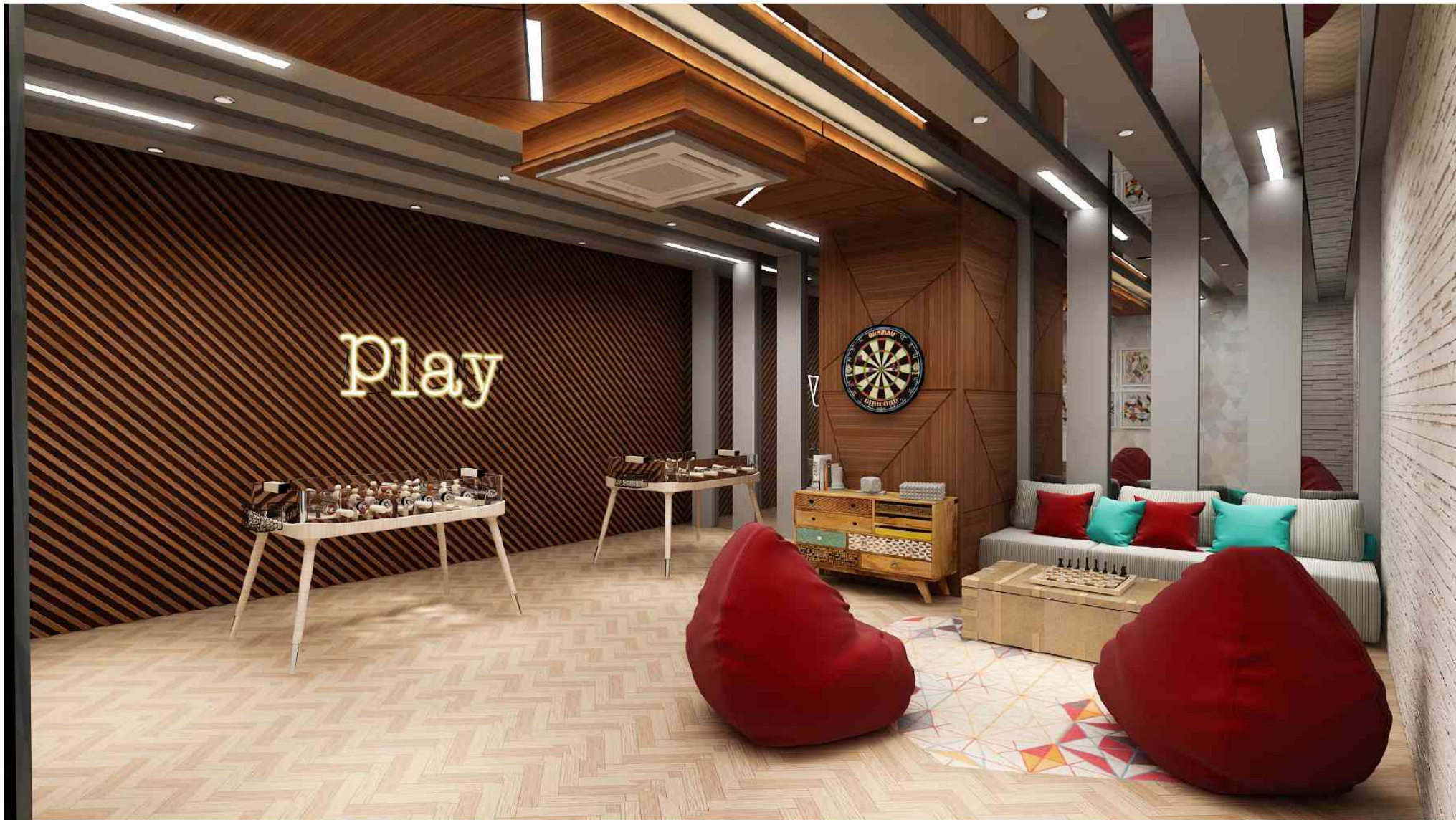
















24.40 MT. WIDE R.D.P. ROAD



ARCHITECTS
DESIGNERS COMBINE
 E-MAIL: designcombi@yahoo.com

TAKSHSHILA ELEGNA

—	13-5-19
SCALE	DATE
BBPATEL	
DEALT	CHECK

GROUND FLOOR
SITE PLAN





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 E-MAIL:- designrcomb@yahoo.com

TAKSHSHILA ELEGNA

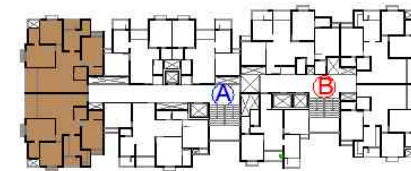
-	13-5-19
SCALE	DATE
FEMAS PTEL	
DEALT	CHECK

TYPICAL FLOOR
 BLDG.- C & D





A



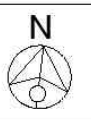
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DESIGNERS COMBINE
 E-MAIL: designercomb@yahoo.com

TAKSHASHILA ELEGNA

—	19-10-2019
SCALE	DATE
FEMAS PATEL	
DEALT	CHECK

UNIT PLAN-BLDG. A , FLAT NO- 1
 UNIT PLAN-BLDG. A , FLAT NO- 2
 TYPICAL FLOOR
 5 TH. TO 14TH. FLOOR



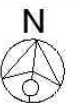


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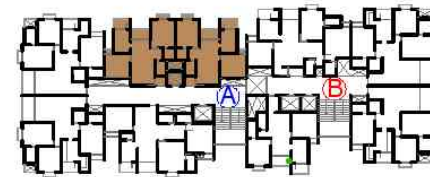
TAKSHASHILA ELEGNA

-	19-10-2019
SCALE	DATE
FEMAS PATEL	
DEALT	CHECK

UNIT PLAN-BLDG. A , FLAT NO- 5
 TYPICAL FLOOR
 5 TH. TO 14TH. FLOOR







A

3

TAKSHASHILA ELEGNA

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–	19-10-2019
SCALE	DATE
FEMAS PATEL	
DEALT	CHECK

UNIT PLAN-BLDG. A , FLAT NO- 3
 UNIT PLAN-BLDG. A , FLAT NO- 4
 TYPICAL FLOOR
 5 TH. TO 14TH. FLOOR



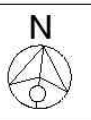


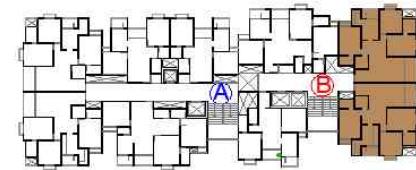
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TAKSHASHILA ELEGNA

—	19-10-2019
SCALE	DATE
FEMAS PATEL	
DEALT	CHECK

UNIT PLAN-BLDG. B , FLAT NO- 1
 TYPICAL FLOOR
 1 ST. TO 14TH. FLOOR





B

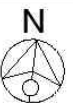
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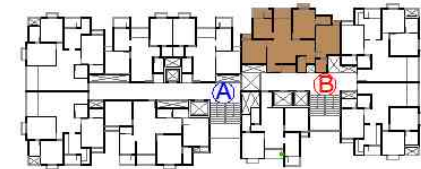
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TAKSHASHILA ELEGNA

SCALE	DATE
FEMAS PATEL	
DEALT	CHECK

UNIT PLAN-BLDG. B , FLAT NO- 3
 UNIT PLAN-BLDG. B , FLAT NO- 4
 TYPICAL FLOOR
 1 ST. TO 14TH. FLOOR



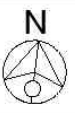


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-	19-10-2019
SCALE	DATE
FEMAS PATEL	
DEALT	CHECK

UNIT PLAN-BLDG. B , FLAT NO- 2
 TYPICAL FLOOR
 1 ST. TO 14TH. FLOOR



4

ENT.
6'2"X5'1"

DUCT

TOI
7'X4'

TOI
5'9"X5'

DRG.
16'x11'

BAL.
5'x11'

BED RM.
10'x13'

DIN.
10'10"X7'4"

BED RM.
13'X10'

KITCHEN
7'6"X9'3"

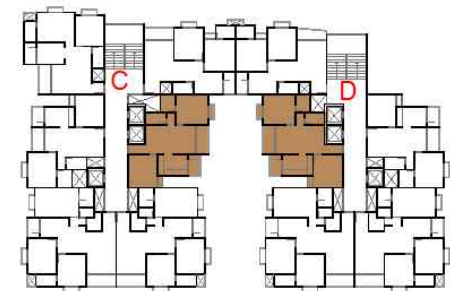
BED RM.
10'x10'6"

TOI
6'x6'3"

STO.
4'X6'5"

WASH
7'5"X4'





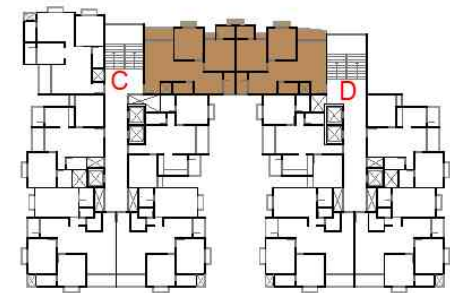
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DESIGNERS COMBINE
 E-MAIL:- designercmb@yahoo.com

TAKSHSHILA ELEGNA

SCALE	19-10-19
FEMAS PTEL	DATE
DEALT	CHECK

BLDG. C , TYPICAL FLOOR (1 ST. TO 14TH. FLOOR) FLAT NO-2
 BLDG. D , TYPICAL FLOOR (1 ST. TO 11TH. FLOOR) FLAT NO-4
 BLDG. D 12TH TO 14 TH FLOOR FLAT NO-2





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TAKSHSHILA ELEGNA

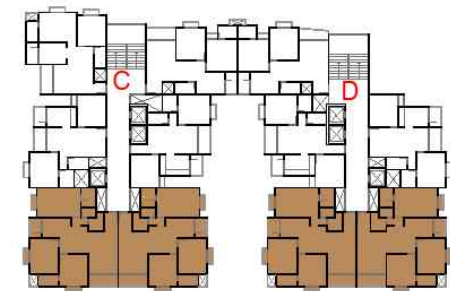
DATE	19-10-2019
SCALE	DATE
FEMAS PTEL	
DEALT	CHECK

GROUND FLOOR BLDG. C ,FLAT NO-1
 GROUND FLOOR BLDG. D , FLAT NO-1
 BLDG.C TYPICAL FLOOR (1 ST. TO 14TH. FLOOR) FLAT NO-1
 BLDG.D TYPICAL FLOOR (1 ST. TO 11TH. FLOOR) FLAT NO-5
 BLDG. D. 12TH TO 14 TH FLOOR FLAT NO-3



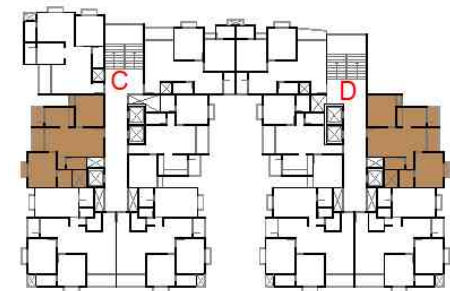
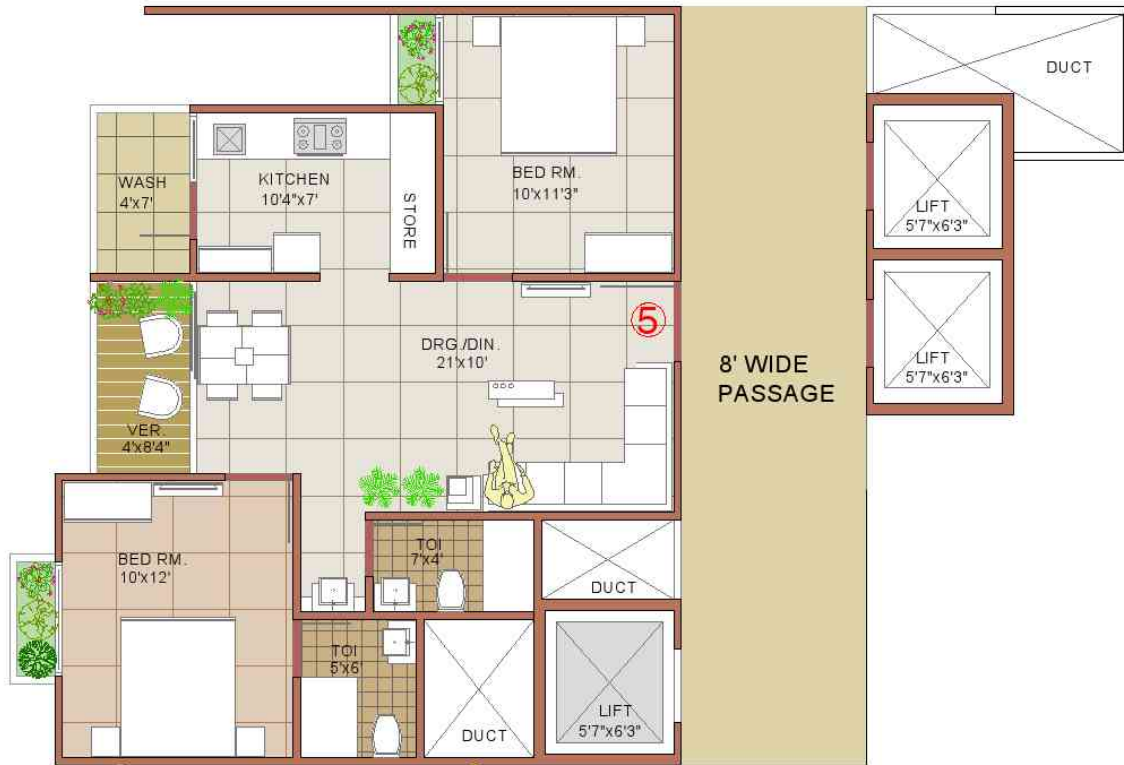


C

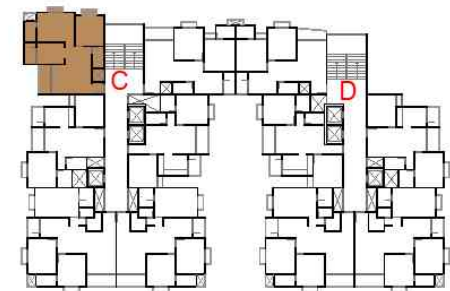


ARCHITECTS DESIGNERS COMBINE E-MAIL:- designercmb@yahoo.com	<h1>TAKSHSHILA ELEGNA</h1>		--	19-10-2019	GROUND FL. BLDG. C , FLAT NO-2	N
			SCALE	DATE	BLDG.C TYPICAL FLOOR (1 ST. TO 14TH. FLOOR) FLAT NO-3 & 4	
			FEMAS PTEL	CHECK	BLDG.D TYPICAL FLOOR (1 ST. TO 11TH. FLOOR) FLAT NO- 2 & 3	
			DEALT	CHECK	BLDG. D 12TH TO 14 TH FLOOR FLAT NO- 1	

C



ARCHITECTS DESIGNERS COMBINE E-MAIL:- designercmb@yahoo.com	<h1>TAKSHSHILA ELEGNA</h1>	--	19-10-2019	GROUND FLOOR BLDG. C , FLAT NO- 3 BLDG.C TYPICAL FLOOR (1 ST. TO 14TH. FLOOR) , FLAT NO-5 BLDG.D TYPICAL FLOOR (1 ST. TO 11TH. FLOOR) FLAT NO- 1	
		SCALE	DATE		
		FEMAS PTEL	CHECK		
		DEALT	CHECK		



ARCHITECTS DESIGNERS COMBINE E-MAIL:- designercmb@yahoo.com	<h1>TAKSHSHILA ELEGNA</h1>	--	19-10-2019	GROUND FLOOR BLDG. C , FLAT NO- 4 BLDG.C TYPICAL FLOOR (1 ST. TO 14TH. FLOOR) FLAT NO- 6	
		SCALE	DATE		
		FEMAS PTEL	--		
		DEALT	CHECK		

TAKSHASHILA ELEGNA

AMENITIES & FACILITIES

- Ground Floor No Vehicle Zone
- Jain Derasar Within The Premises
- Landscaped Garden
- Jogging Track
- Children Play Area
- Senior Citizen Area
- Club House With Indoor Games, Gymnasium & Swimming Pool
- Outdoor Games Area, Poolside Café & Multiutility Hall
- One Free Basement Allotted Car Parking To Each Apartment
- CCTV Surveillance
- Piped Gas
- Ample Parking Space

PROJECT SPECIFICATIONS

Gate	:	Decorative Gate
Windows	:	Full Glazed Aluminium Sliding Window (With Powder Coating)
Hardware	:	Brass / Stainless Steel (S.S.)
Flooring	:	Double Charge Vitrified Tiles Drawing, Dining, Kitchen And Bedroom
Bathroom	:	Bath Fittings Of Hindware Or Equivalent, Premium Quality Tiles Till Lintel Level, Necessary Bath Accessories In Bathroom Of Master Bedroom, Sanitary Fitting Of Premium Company.
Kitchen	:	Premium Quality Tiles Till Lintel Level, Granite Sandwich Platform & Service Platform + RO Plant Connection.
Light Fitting	:	Kitchen: Fan, Light, Freeze, Mixer, Washing Machine, Flour Mill Points. Bathroom: Light, Geyser Bedroom: A/C, Fan, Light, T.V. & Computer Points Drawing Room: TV, Fan, Light Points with A/C. (Every Wires Of Jainson ISI Company & Every Switches Of Anchor Company)

- Birla White Stripped Plaster Inside
- Exterior Water Proof Colour Of Asian / Nerolac / Berger
- Plumbing : C.P.V.C., ISI Standard Quality
- Sanitary Fitting: Jaquar, Plumber, Cera Or Equivalent Companies

Tower - A					
5 th To 14 th Floor					
Particulars		Type	Basic Costing	Basic Costing	Basic Costing
UNIT NOS.	TYPE	SIZE		From 5th To 9th	From 10th To
		Sq Yards /		Floor Rs.	14th Floor Rs.
				46,500/- Per Sq	52,000/- Per Sq
501 to 1401	3 BHK	210 / 1890		Rs. 97,65,000/-	Rs. 1,09,20,000/-
502 to 1402	3 BHK	196 / 1764		Rs. 91,14,000/-	Rs. 1,01,92,000/-
503 to 1403	3 BHK	196 / 1764		Rs. 91,14,000/-	Rs. 1,01,92,000/-
504 to 1404	2 BHK	135 / 1215		Rs. 62,77,500/-	Rs. 70,20,000/-
505 to 1405	2 BHK	135 / 1215		Rs. 62,77,500/-	Rs. 70,20,000/-
Tower - B					
1 st To 14 th Floor					
UNIT NOS.	TYPE	SIZE	From 1st To 5th	From 6th To 12th	From 13th to
		Sq Yards /	Floor Rs. 50,000/- Per Sq	Floor Rs. 46,500/- Per Sq	14th Floor Rs. 52,000/- Per Sq
101 to 1401	2 BHK	135 / 1215	Rs. 67,50,000/-	Rs. 62,77,500/-	Rs. 70,20,000/-
102 to 1402	3 BHK	210 / 1890	Rs. 1,05,00,000/-	Rs. 97,65,000/-	Rs. 1,09,20,000/-
103 to 1403	3 BHK	196 / 1764	Rs. 98,00,000/-	Rs. 91,14,000/-	Rs. 1,01,92,000/-
104 to 1404	3 BHK	196 / 1764	Rs. 98,00,000/-	Rs. 91,14,000/-	Rs. 1,01,92,000/-
Tower - C					
GF To 14 th Floor					
UNIT NOS.	TYPE	SIZE	From GF To 5th	From 6th To 12th	From 13th to
		Sq Yards /	Floor Rs. 50,000/- Per Sq	Floor Rs. 46,500/- Per Sq	14th Floor Rs. 52,000/- Per Sq
G + 101 to 1401	2 BHK	140 / 1260	Rs. 70,00,000/-	Rs. 65,10,000/-	Rs. 72,80,000/-
102 to 1402	2 BHK	135 / 1215	Rs. 67,50,000/-	Rs. 62,77,000/-	Rs. 70,20,000/-
103 to 1403	3 BHK	191/ 1719	Rs. 95,50,000/-	Rs. 88,81,500/-	Rs. 99,32,000/-
G + 104 to 1404	3 BHK	191/ 1719	Rs. 95,50,000/-	Rs. 88,81,500/-	Rs. 99,32,000/-
G + 105 to 1405	2 BHK	135 / 1215	Rs. 67,50,000/-	Rs. 62,77,000/-	Rs. 70,20,000/-
G + 106 To 1406	2 BHK	140 / 1260	Rs. 70,00,000/-	Rs. 65,10,000/-	Rs. 72,80,000/-
Tower - D					
GF To 14 th Floor					
UNIT NOS.	TYPE	SIZE	From GF To 5th	From 6th To 12th	From 13th to
		Sq Yards /	Floor Rs. 50,000/- Per Sq	Floor Rs. 46,500/- Per Sq	14th Floor Rs. 52,000/- Per Sq
101 to 1401	2 BHK	135 / 1215	Rs. 67,50,000/-	Rs. 62,77,000/-	Rs. 70,20,000/-
102 to 1402	3 BHK	191/ 1719	Rs. 95,50,000/-	Rs. 88,81,500/-	Rs. 99,32,000/-
103 to 1403	3 BHK	191/ 1719	Rs. 95,50,000/-	Rs. 88,81,500/-	Rs. 99,32,000/-
104 to 1404	2 BHK	135 / 1215	Rs. 67,50,000/-	Rs. 62,77,000/-	Rs. 70,20,000/-
G + 105 to 1405	2 BHK	140 / 1260	Rs. 70,00,000/-	Rs. 65,10,000/-	Rs. 72,80,000/-



PAYMENT TERMS & CONDITIONS.

5,00,000/-	Booking Amount
20%	Within 2 Months
Balance 80%	Within 22 Months

Other Charges :

- AEC, AMC, Common Development Charges and Fire Department Charges will be ₹200 per sq. ft. + GST.
- ₹ 50/- per sq. ft. Towards Maintainance Deposit.
- ₹ 2/- per sq. ft. For 24 Months towards monthly running Maintainance.

Note :

- Stamp Duty, Registration Charges **(5.9%)** shall be extra and shall be payable at the time of Documentation.
- Goods & Service Tax **(GST-5%)** as applicable will be extra and shall be paid by the applicant as actual.
- As per Government Laws, GST is to be paid by member along with every payment.
- Request for transfer shall be at the Discretion of '**Takshashila Heights India Pvt. Ltd.**'
- Prices are subject to change without prior notice.
- All payments are to be made in the name of '**Takshashila Heights India Pvt. Ltd.**'
- Lock in period is 2 year from the date of booking.
- Cancellation Charges shall be as under:
 - a) 2 Lacs if cancelled within First Three Months.
 - b) 9% of the basic sale price, if cancelled thereafter.
 - c) *Govt Duties paid if any, shall not be refunded/reimbursed the applicant.

Tower A			
Showrooms			
Ground Floor	Unit No.	Size	Basic Costing
Rs.25,000/ per sq. ft (13 Feet Height)	1	1800	4,50,00,000
	2	1900	4,75,00,000
	3	1875	4,68,75,000
	4	1575	3,93,75,000
1st Floor			
1st Floor	Unit No.	Size	Basic Costing
Rs. 18,000/ per sq. ft (12 Feet Height)	101	2220	3,99,60,000
	102	2290	4,12,20,000
	103	1680	3,02,40,000
	104	1580	2,84,40,000
2nd Floor			
2nd Floor	Unit No.	Size	Basic Costing
Rs. 15,000/ per sq. ft (12 Feet Height)	201	2220	3,33,00,000
	202	2290	3,43,50,000
	203	1680	2,52,00,000
	204	1580	2,37,00,000
3rd Floor			
3rd Floor	Unit No.	Size	Basic Costing
Rs. 12,000/ per sq. ft	301	8200	9,84,00,000

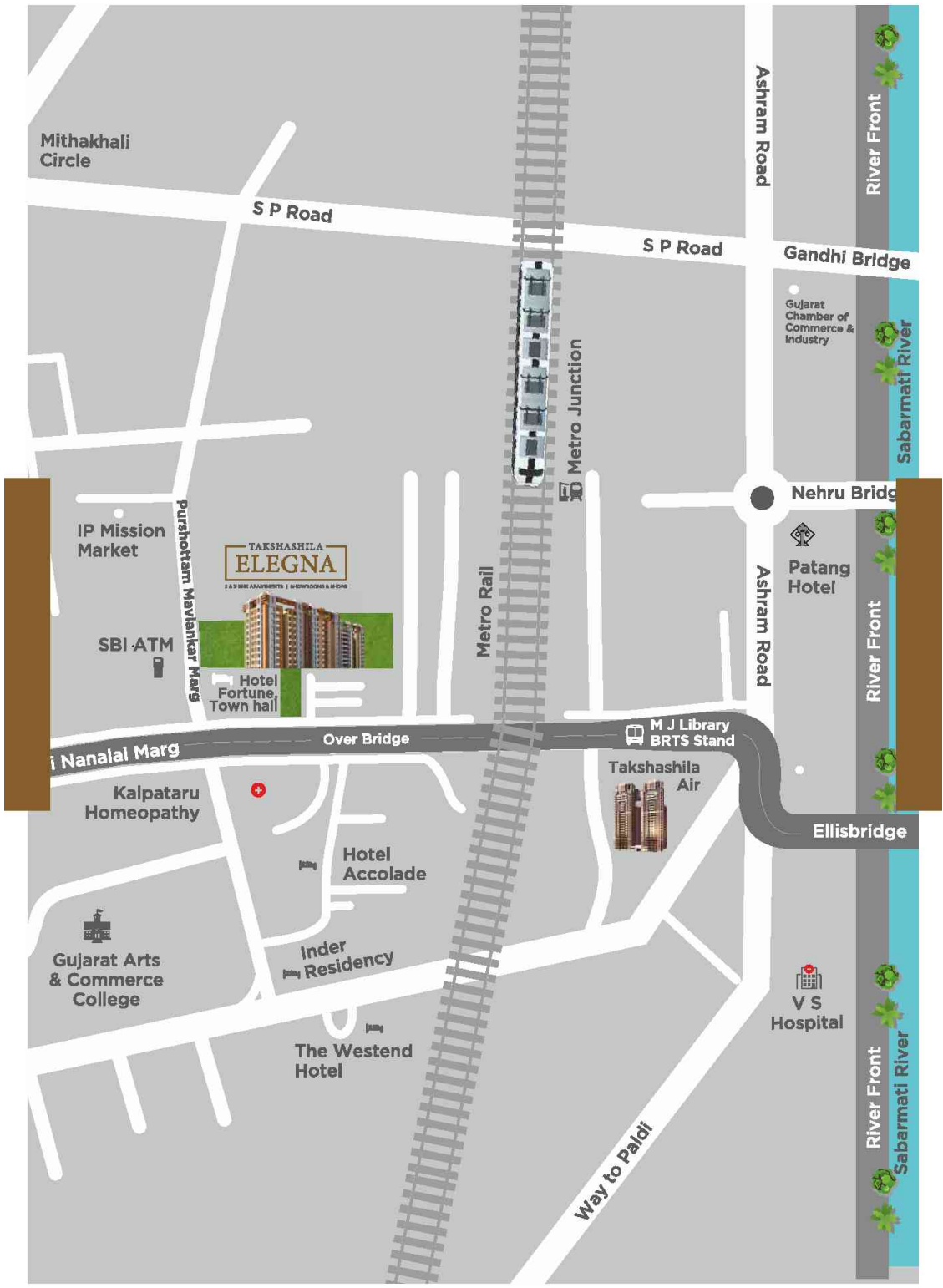
Preferential Location Charge (PLC): ₹ 200/- Per Sq. Ft.

Other Charges:

- ₹ 504/- Per Sq. Ft. (On SBA) towards AMC, AEC, Fire & Common Development Charges
- ₹ 100/- Per Sq. Ft. (On SBA) towards Maintenance Deposit
- ₹ 3/- Per Sq. Ft. (On SBA) Per Month for 24 Months towards Monthly Maintenance

Note:

- Stamp duty, registration charges (5.9%) shall be extra and shall be payable at the time of Documentation,
- Good & Service Tax (GST – 12%) as applicable will be extra and shall be paid by the applicant at actual,
- As per Government laws, GST is to be paid by member along with every Payment,
- Request for transfer shall be at the discretion of the **Takshashila Heights India Pvt. Ltd.**
- **Cancellation Charges shall be as Under:**
 - a) 2,00,000/- If cancelled with in first three Months,
 - b) 9% of the basic sale price, if cancelled thereafter,
 - c) *govt duties paid if any, shall not be refunded/reimbursed to the Applicant.
- Prices are subject to change without prior notice.
- All payments are to be made in the name of "**Takshashila Heights India Pvt. Ltd.**"
- Lock in period is 2 year from the date of booking.



Mithakhali Circle

S P Road

S P Road

Ashram Road

River Front
Sabarmati River

Gandhi Bridge

Gujarat Chamber of Commerce & Industry

River Front
Sabarmati River

Nehru Bridge

Patang Hotel

Ashram Road

River Front
Sabarmati River

IP Mission Market

TAKSHASHILA
ELEGNA
2.2.3 MRK APARTMENTS | 40/50/55/65 & 80/90



Hotel Fortune Town hall

SBI-ATM

Purshottam Mavlankar Marg

Metro Rail

Metro Junction



Nanal Marg

Over Bridge

M J Library BRTS Stand



Takshashila Air

Ellisbridge

Kalpataru Homeopathy

Hotel Accolade

Gujarat Arts & Commerce College

Inder Residency

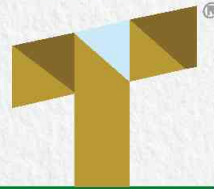
The Westend Hotel

V S Hospital

River Front
Sabarmati River

Way to Paidi

PROJECT BY



TAKSHASHILA

Imagine. Implement. Inspire

PROMOTER

TAKSHASHILA HEIGHTS INDIA PVT. LTD.

ARCHITECT

DESIGNER'S COMBINE.

STRUCTURE ENGINEER

MAHIMTURA CONSULTANTS PVT. LTD

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TAKSHASHILA ELEGNA: BS. FORTUNE PARK HOTEL, OPP. GUJARAT COLLEGE,
MITHAKHALI, AHMEDABAD-380006

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