

Developer

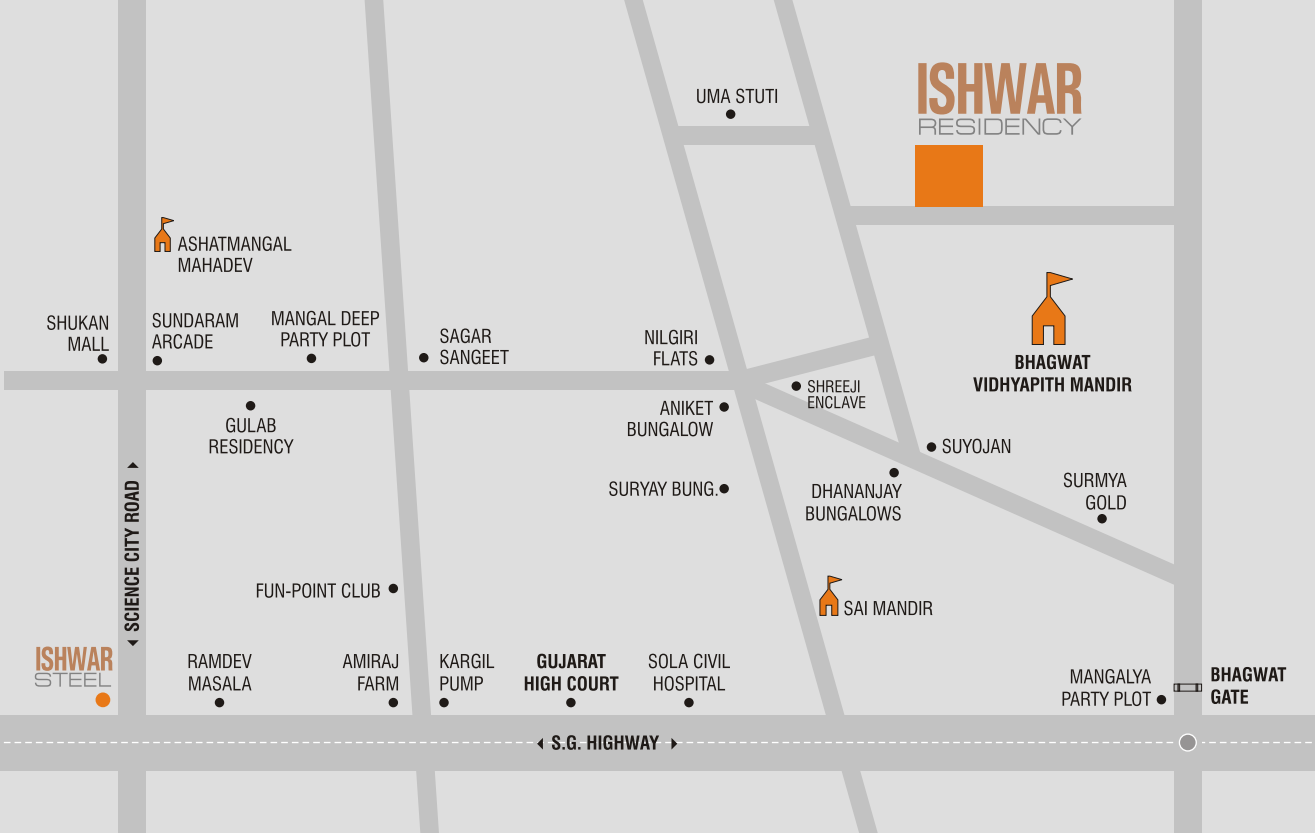


ISHWAR
DEVELOPERS

Mo : 099252 29964

Architect
Spline Design

Legal Advisor
V.V. Patel & Co.



4 BHK luxurious bungalows

ISHWAR

RESIDENCY

Notes

■ All rights reserved to organizers for any changes in plan & specification. ■ Irregular payment shall cause cancellation of booking. At the time of cancellation of booking 10% service charge of the total amount paid shall be levied & balanced payment shall be made only after the next available booking. ■ Electricity, AUDA/AMC, Stamp duty, Legal charges, VAT, service tax and other Tax, Labour-cess, Narmada water connection, Concealed AC line, Concealed PNG Gas line & initial maintenance contribution will be levied extra. ■ Change in external elevation shall not be permitted. Internal changes shall be done only with prior Permission & shall be charged extra in advanced. ■ Detail & dimension in model & brochure are indicative and for the tentative representation only which should not be treated as legal documents & / or consumer contract. ■ Possession of the bungalow shall be offered only after full payment with in 1 month & any additional charges or duties levied by Govt. / Local Authorities during or after the completion of the scheme will be borne by the purchaser. ■ Cheque/Demand draft to be issued in favour of **ISHWAR DEVELOPERS** payable at Ahmedabad. Outstation cheque shall not be accepted. ■ The plans & specification of construction shall be as per the brochure. ■ Any member whosoever is unable to pay the regular instalment is liable to lose the membership and no explanation will be entertained thereafter. ■ All possible loan paper shall be made available for procuring loans.

DESIGNER
No. 92796 11/13/14



Gateway of
Peaceful Living





Lavish Lifestyle Features

- | Club house | Senior citizen sitting | Landscaped garden
- | Children play area | Well developed common area | Pest control
- | Main entrance gate | 24 Hrs. security | 24 Hrs. water supply
- | R.C.C./Rubber paver block in Internal roads | Decorative street lights





Specifications

Structure

- Earthquake resistant composite structure.
- Outside double coat sand face plaster.
- Inside mala finish plaster.

Flooring

- Drawing, Dining & all bedrooms in Vitrified tiles flooring.
- Kotha flooring in utility area.
- China mosaic flooring on terrace to resist heat, leakage.
- Water proofing treatment in Terrace & toilets.

Kitchen

- Premium quality polished granite in platform.
- Glazed tiles cladding up to lintel height.
- Enough light points for electrical appliances.

Doors & Windows

- Decorative door for main entrance with Veneer laminates.
- Other doors will be of wooden and flush doors.
- Teak wood / Aluminium section windows.

Electrification

- Concealed 3-phase wiring with ample electric points in all area.
- ISI copper wire of standard quality.
- ISI modular electrical accessories of standard quality.
- Distribution board with miniature circuit breakers to ensure safety.

Bathroom

- Premium quality glazed tiles up to lintel & floorings.
- Standard bath fitting of Jaquar with guarantee from manufacture.
- Hot & cold water supply line.
- Corrosion-Free, leak-proof pipe & fittings.
- Exhaust fan provision.

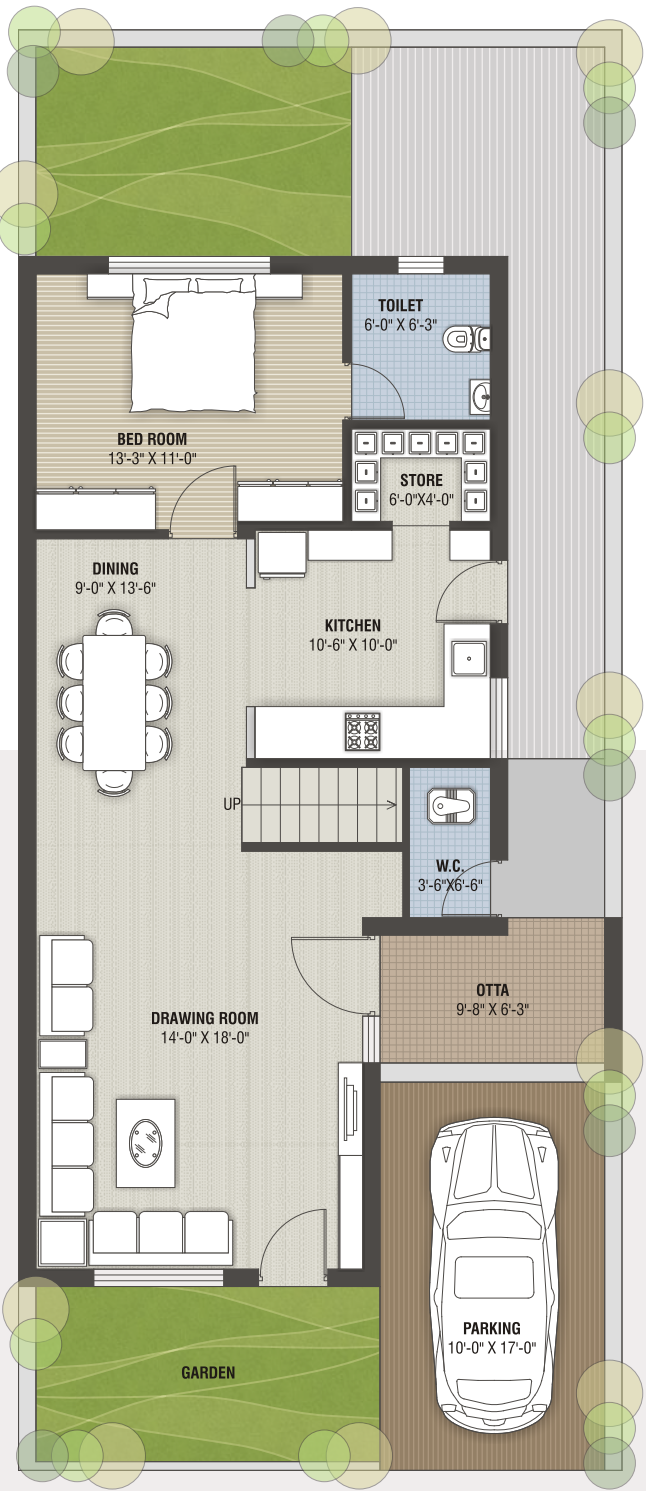
Paints

- All exterior wall with acrylic paint of standard quality and all interior wall will be white putty.

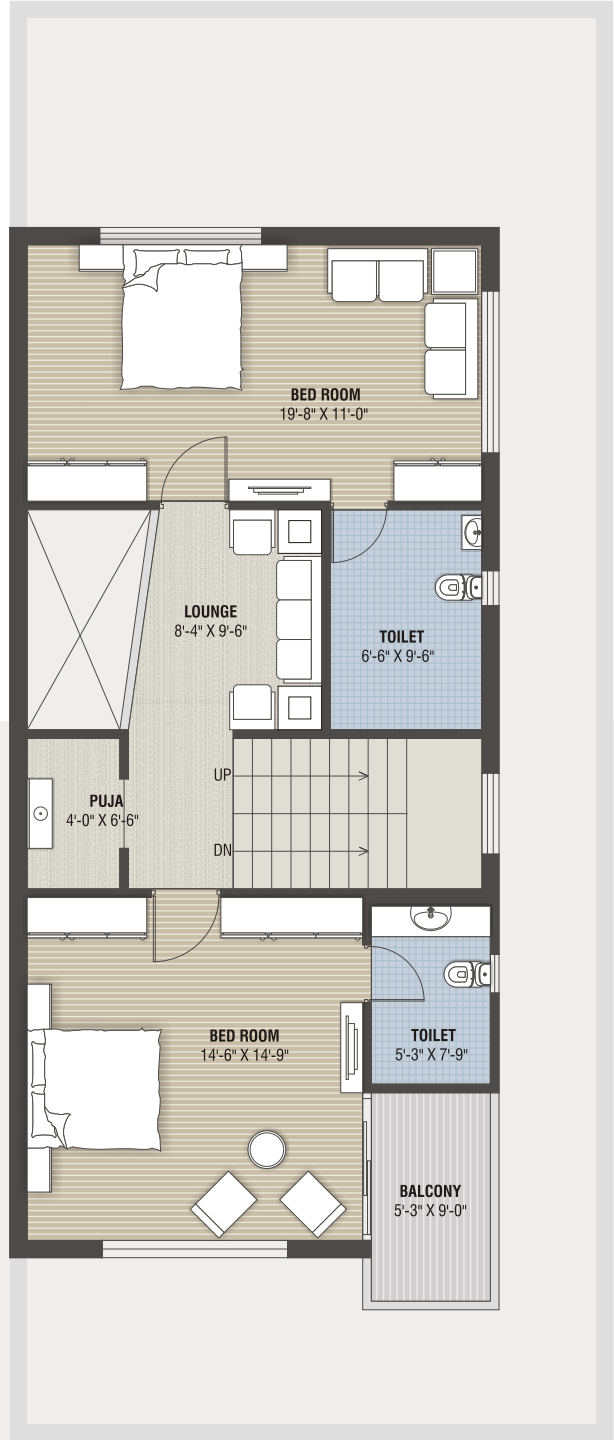


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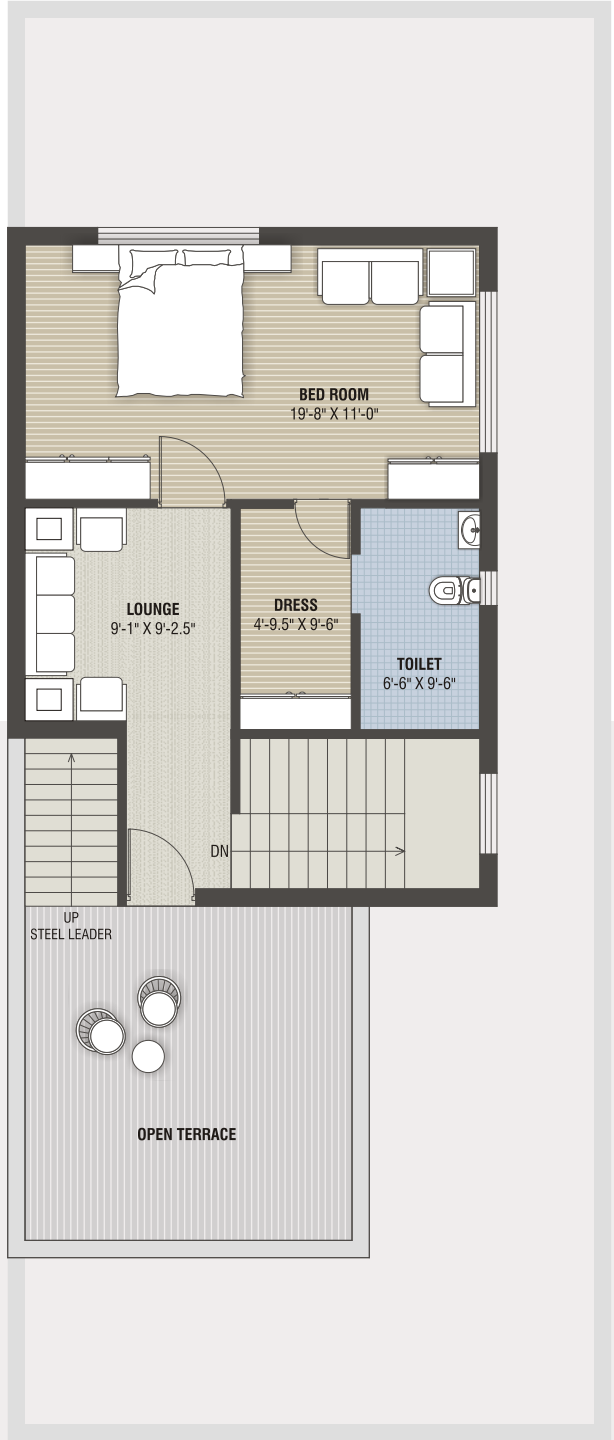
Ground floor plan



First floor plan



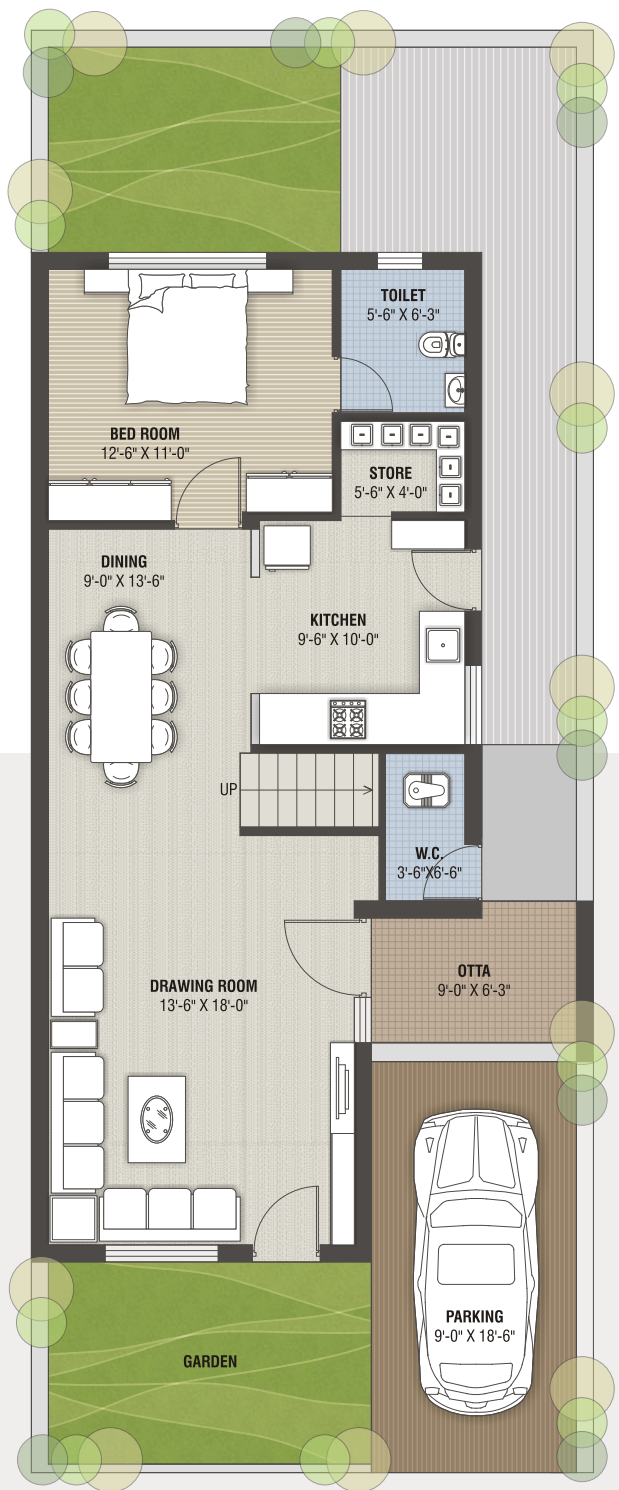
Second floor plan



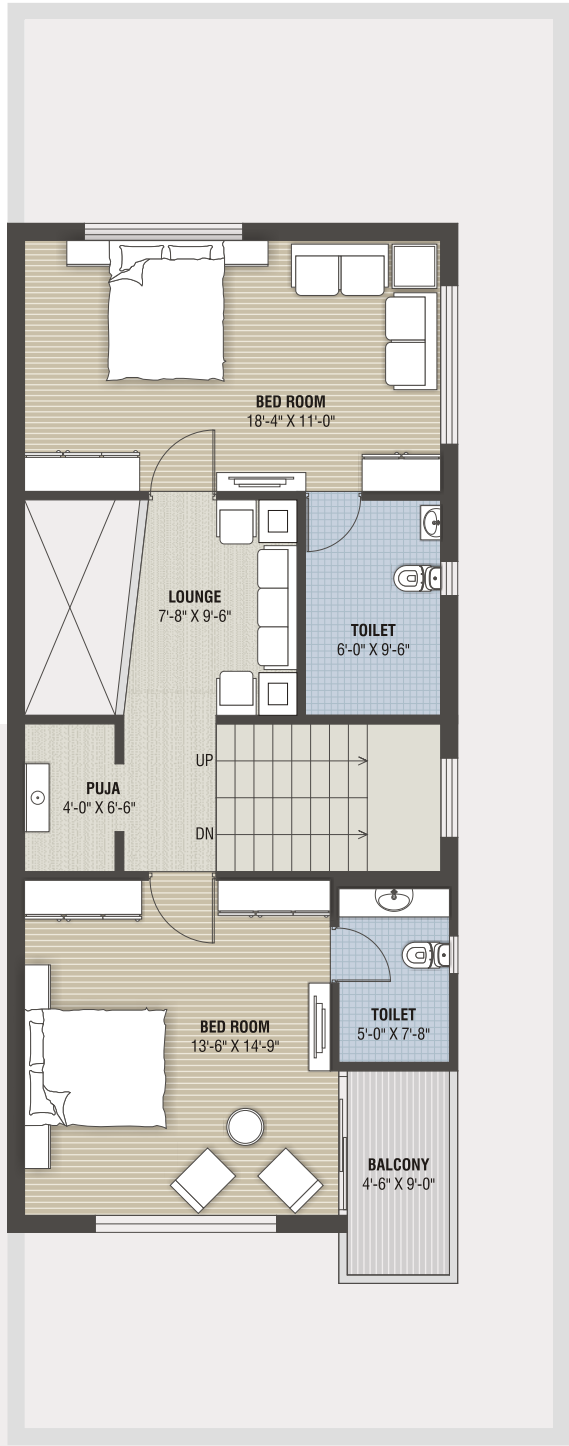


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Ground floor plan



First floor plan



Second floor plan

