



I N D E P E N D E N T 3 - B E D R O O M V I L L A S



LOCATION PLAN & SITE LAYOUT



Promoters



ENGINEERS PVT. LTD.

BSBK House, Nandini Road, Bhilai - 490 011 (Chhattisgarh) INDIA

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Floor Plan

Plot Area : 1,533 sq.ft.

Saleable Area : 2,440 sq.ft.



Ground Floor



First Floor

Specifications

Foundation & Structure

RCC Framed Structure. Anti termite treatment in foundations.

Wall

Fly Ash Bricks with plaster.

Doors

Factory made laminated flush doors with brass fitting, frame cold rolled steel with enamel paint. PVC doors with PVC frame for toilets.

Windows

Power coated aluminium windows with mosquito net.

Wardrobe

Space provision.

Flooring

Vitrified tiles in drawing room, bed rooms & kitchen. Anti-skid ceramic tiles on balconies & terrace. Checkered tiles in car porch, drive way & rear verandah.

Toilets

Ceramic tiles in floor & dado up to 7 feet height. IWC in one toilet and EWC in other toilets.

Plumbing

Concealed CPVC pipes with C.P. Fittings of reputed make. Suitable for Hot & cold water.

Kitchen

Platform in granite with stainless steel sink and ceramic tiles in dado.

Painting

Plastic emulsion on interior walls over a coat of POP. All weather water proof cement paint on exterior.

Water Supply

1000 Litres PVC overhead tank.

Electrical

Concealed copper wiring with adequate points for fans, lights, air coolers, TV & geyser etc. Cable & telephone connection in drawing & master bed room. Modular fittings.

Sewage Disposal

Individual Septic Tank connected to Central Effluent Disposal System.

Note : List of options for finishes & changes available at site.

Payment Plan

Sl. No.	Stage of Installment	
1	Earnest Money towards Booking	2%
2	At the time of execution of Agreement or within 15 days from the date of issue of Allotment Letter, whichever is earlier	20%
3	Before Registration of Land	20%
4	Upon completion of Plinth Level	10%
5	Upon completion of Ground Floor Lintel Level	10%
6	Upon completion of Ground Floor Slab Level	10%
7	Upon completion of First Floor Lintel Level	8%
8	Upon completion of First Floor Slab Level	10%
9	Upon completion of Ground Floor Plastering	4%
10	Upon completion of First Floor Plastering	4%
11	At the time of Handing Over of Possession to the Purchaser	2%

Note : Stamp duty, Registration charges etc. shall be borne by the purchaser.

- Service Tax as applicable from time to time shall be payable by the purchaser.
- Electrical connection to the house is the responsibility of the Purchaser.
- Interest free Security Deposit for services maintenance shall be paid extra at the time of execution of agreement.
- Delayed payment with surcharge @18% p.a. may be accepted at the sole discretion of the seller upto a period of 30 days from the due date(s) as stated above, after which allotment shall be cancelled and earnest money deposit shall be forfeited. Thereafter the seller shall be free to sell the property to any one.
- Plot measuring in excess of 1533 Sq.Ft. shall be charged extra @ Rs.800/- per Sq.Ft. of the additional land area.
- Corner plot premium @ 10% shall be payable extra.