

Location Map



ANA
GROUP
REAL ESTATE IN LAP OF NATURE

AMAR NATH AGGARWAL BUILDERS PVT. LTD.
COLONISERS & LAND DEVELOPERS

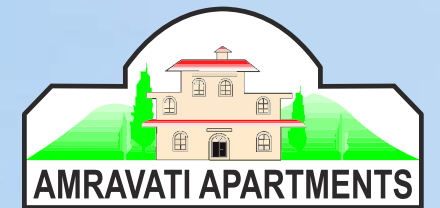
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*Note: This brochure is purely conceptual & not a legal offering.
The information given in this brochure is for preliminary purpose.
Further the Promoter / Architect reserves the right to add/delete any detail specifications mentioned if so warranted by the circumstances.
*Location map not to scale.

Design by Design Pulse / 98149 99915



AFFORDABLE HOME
in the heart of hills



SAI ROAD, ADJOINING HOUSING BOARD,
PHASE III, BADDI (HP)

Ready Possession

*Actual photograph of Daisy Block



There is an acute shortage of housing in the industrial town of Baddi (HP) and as such Amar Nath Aggarwal Builders Pvt. Ltd., has come up with residential and commercial projects at Baddi. The present project of "Amravati Apartments" is situated adjoining to Housing Board, Phase III, Baddi at a beautiful location in the surroundings of hills. This project has all the modern facilities like water supply through over head water tank, storm water drainage, electricity, roads, street lights, sewerage treatment plant, schools, club, temple, parks and power backup for lifts.

The promoters of this project are well experienced in line of construction / real estate business and this modern and luxurious housing project is one of the best in the area. The promoters have already executed housing project namely 'Amravati Enclave' near Panchkula in an area of 118 acres. In which 1000 plots, 800 flats besides, club, school, temple, hospital and mega mall has been developed. So, buy a beautiful house is the heaven of hills.

Features

- Group housing flats in 116 bigha 15 biswa
- Connection are provided to each flat for facilities like water, sewerage & electricity will be directly given by HPSEB.
- One middle school, one primary school, three nursery schools. Kidzee already functional.
- One dispensary & one health centre.
- Ultra modern shopping complexes, showrooms, double storey shops & booths.
- Unmatched planning and top class quality construction with beautiful surroundings.
- Just 3 KMs from National Highway 21A, Pinjore Nalagarh road.
- 30 kms from Panchkula City.
- Available flats for all categories.
- Wide metalled roads constructed with paver.
- Green surroundings and hills nearby.
- Club equipped with health club, cards room, TT Room, billiard room.
- Deviwati Durga Mandir.
- 8% flats reserved for economically weaker section.
- Total flats more than 1700 nos. commercial showrooms & utility booths.

Amravati Apartments offers wide range of flats in Industrial Town Baddi to suit your needs and budget. These flats are developed in fully developed locality with all the ultra modern facilities.

The most important feature of these flats is **READY POSSESSION**.

Options Available

Sunflower Block	2 bedroom flat
Lily Block	2 bedroom flat
Jasmine Block	2 bedroom flat with lobby
Daisy Block	2 bedroom flat with drawing dining & lift
Zynia	3 bedroom flat with drawing dining & lift



License No.
HIMUDA/LIC/1/2005



Affordable

MORE THAN 625 FAMILIES ALREADY RESIDING



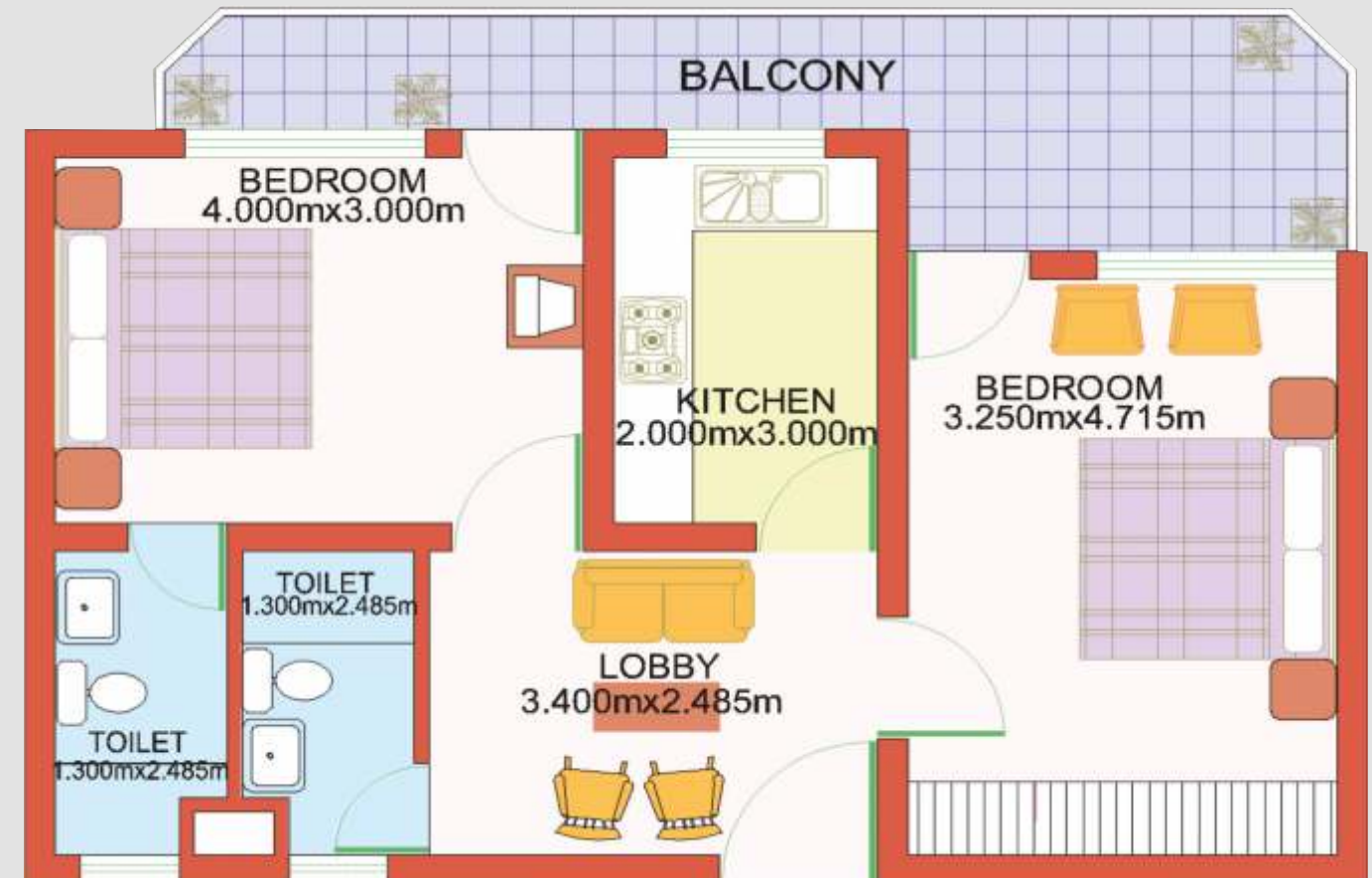
Lily Flat Floor Plan



Super Area 604 sq.fts.
Two Rooms / One Toilet / Balconies
and Kitchen

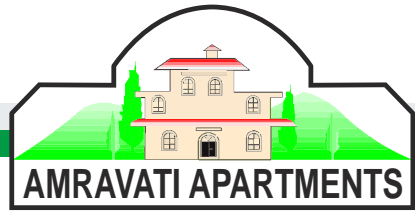


Jasmine Flat Floor Plan



Super Area 865 sq.fts.
Two Bedrooms / Two Toilet / Lobby, Balconies
and Kitchen

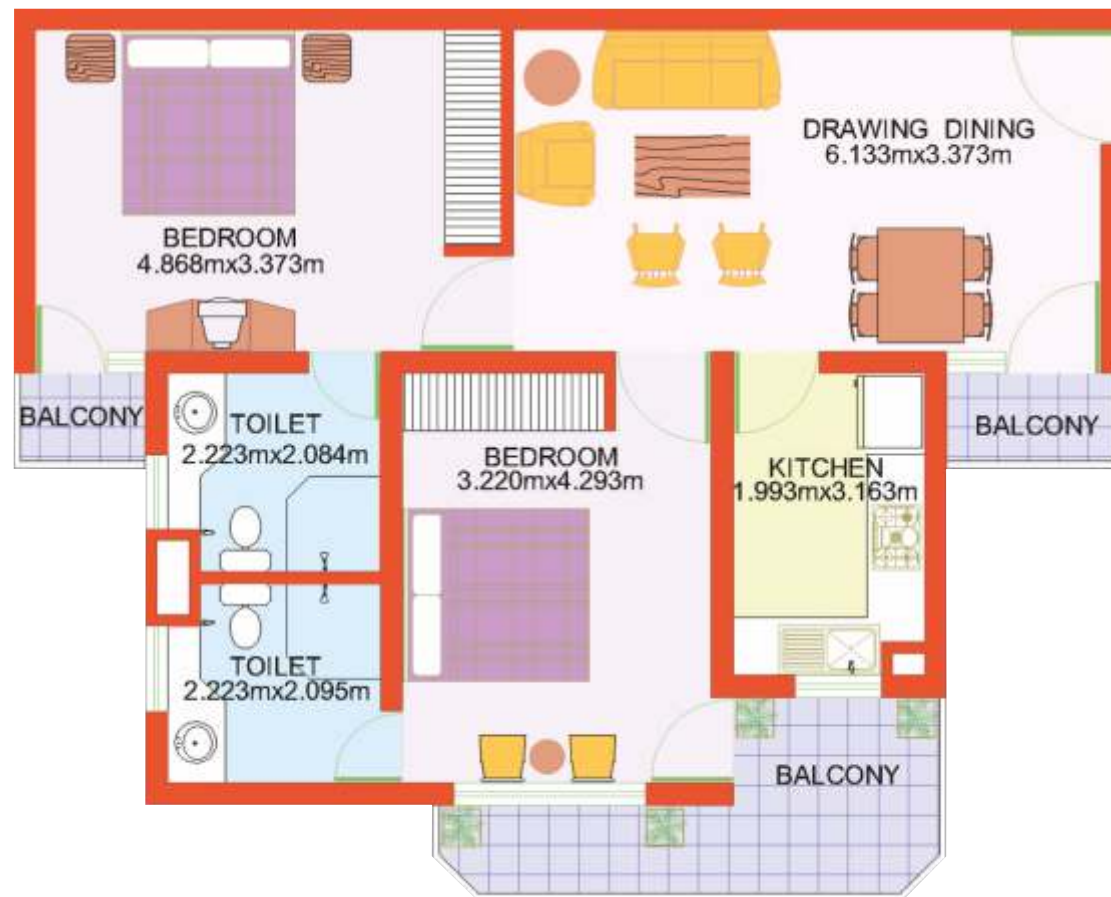
Comfortable



Site Layout Plan



Daisy Flat Floor Plan



Super Area 1137 sq.fts.
Two Bedrooms / Two Toilet / Drawing, Dining, Balconies and Kitchen



Zynia Flat Floor Plan



Super Area 1471 sq.fts.
Three Bedrooms / Three Toilets / Drawing, Dining, Balconies and Kitchen

Luxurious



Specifications Sunflower, Lily & Jasmine

Foundation

RCC raft/brick work foundation

Super Structure

RCC structure of columns, beams & slabs, walls in brick work

Wall Finishing

Internal - all internal walls plastered & painted in pleasing shades of oil bound distemper, ceiling white colour. External - Heritage/Apex paint on external facade

Flooring

Marble flooring in all rooms.

Kitchen

Ceramic tiles upto 2' height above working platform.
Platform - working platform in green marble top with steel sink.

Toilets

Flooring-marble, walls-ceramic tiles upto 6'9", Fittings - wash basin, EWC, mirror, towel rail, hot & cold water supply system (without geyser)

Doors

Seasoned hardwood frames with laminate painted in pleasing shades flush doors.

Windows

Seasoned hardwood frames & glazed shutters. Openable window with fly mesh shutters painted in pleasing shades.

Cupboard

Laminate finish cupboards in bedrooms. (not for sunflower block)

Grill

All external opening to have mild steel grills.

Electrical

Copper wiring in concealed PVC conduits. Provision for adequate light & power points as well as telephone & TV outlets in moulded plastic switches with protective MCB's.

Staircase

Kota stone flooring

Specifications Daisy & Zynia

Foundation

RCC raft/brick work foundation

Super Structure

RCC structure of columns, beams & slabs, walls in brick work

Wall Finishing

Internal - all internal walls plastered & painted in pleasing shades of oil bound distemper, ceiling white colour. External - Heritage/Apex paint on external facade

Flooring

Marble flooring in all rooms with granite polish.

Kitchen

Ceramic tiles 2' height above working platform. Platform - working platform in granite top with steel sink.

Toilets

Flooring-marble, Walls-ceramic tiles upto 6'9", Fittings - wash basin, EWC, mirror, towel rail, hot & cold water supply system (without geyser)

Doors

Masonite/flushed painted wood door shutters with teak polish.

Window

Seasoned hardwood frames & glazed shutters. Openable window with fly mesh shutters with teak polish (inside)

Cupboard

Teak/laminate finish cupboards in bedrooms and kitchen

Grill

All external opening to have mild steel grill.

Electrical

Copper wiring in concealed PVC conduits. Provision for adequate light & power points as well as telephone & TV outlets in moulded plastic switches with protective MCB's.

Staircase

Kota stone / flooring

Terms & Conditions

1. Prices of flats given are for Top Floor.
2. 2% extra rates will be charged for each floor to downwards.
3. Total no of stories are four.
4. Car parking will be extra for Rs.1.50 lacs subject to availability (for Zynia and Daisy Blocks only).
5. Cheques/Bank Drafts to be issued in favour of " Amar Nath Aggarwal Builders Pvt. Ltd." payable at Baddi / Chandigarh / Pkl. banks only. Outstation cheques shall not be accepted.
6. Registration charges, legal documentation charges are in addition to the aforesaid prices.
7. Prices are subjected to revision without notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
8. The other terms and conditions of sale would be as per the standard application form /Agreement.
9. Prices are firm.
10. Simple interest@ 15% PA. will be charged from the allottee if payment is not made in prescribed time up till three months & after that Floor will be resumed without any notice & deposited money will be forfeited.
11. The flat shall not be used for any purpose other than for which it has been allotted.
12. Service Tax will be charged extra .
13. Internal/External changes in the flats afterwards will not be permitted.
14. Flats will be transferable till the final payment at the rate of Rs.20/- per sq. fts. & after that transfer will be made only through registry.
15. Any taxes levied by the state government, local authorities or central government at later stage will be paid by the allottee.
16. Maintenance charges will be paid extra as decided by the company/society and maintenance security.

Payment Plan