



Gangasani **SURYA TOWERS**

AMENITIES



Grand Entrance



Security Posts



In Formal Seating



Power Points At Each Car Parking



Staff Lockers



Each Floor Yoga Platform



Out Door Gym



Mini Basket Ball



Power Backup



Luggage Trolley



Rain / Waste Water Harvest Mechanism



Club House



Mehandhi Spot



Car Wash Bay With Nozzles / Jet Pump



Video Surveillance with CC Camera



Intercom Facility



Toilets



First Aid



Solar Yard Lighting



Sandpit



Walking & Cycling Track



Dormitories



Shoe Polisher

3 BHK, Area 1786 Sft.
Type A, Block No.1, with Vaakili.



2BHK, Vaakili (2,3,5). No Vaakili (7,8).

Area 1411 Sft. (2,3,5,7,8) Type B , Block No. 2,3,5,7,8.



2BHK, Area 1351.36 Sft., Type B, Block No. 4 with Vaakili.



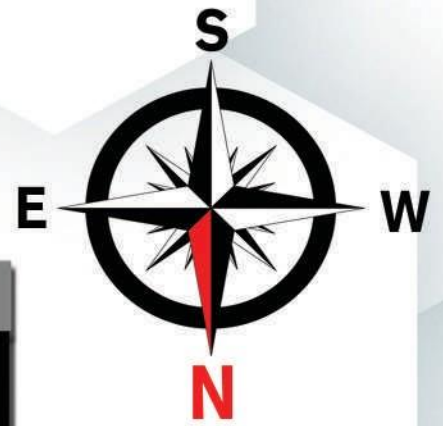
3BHK, Area 1818.62 Sft., Type C, Block No. 6, with Vaakili.



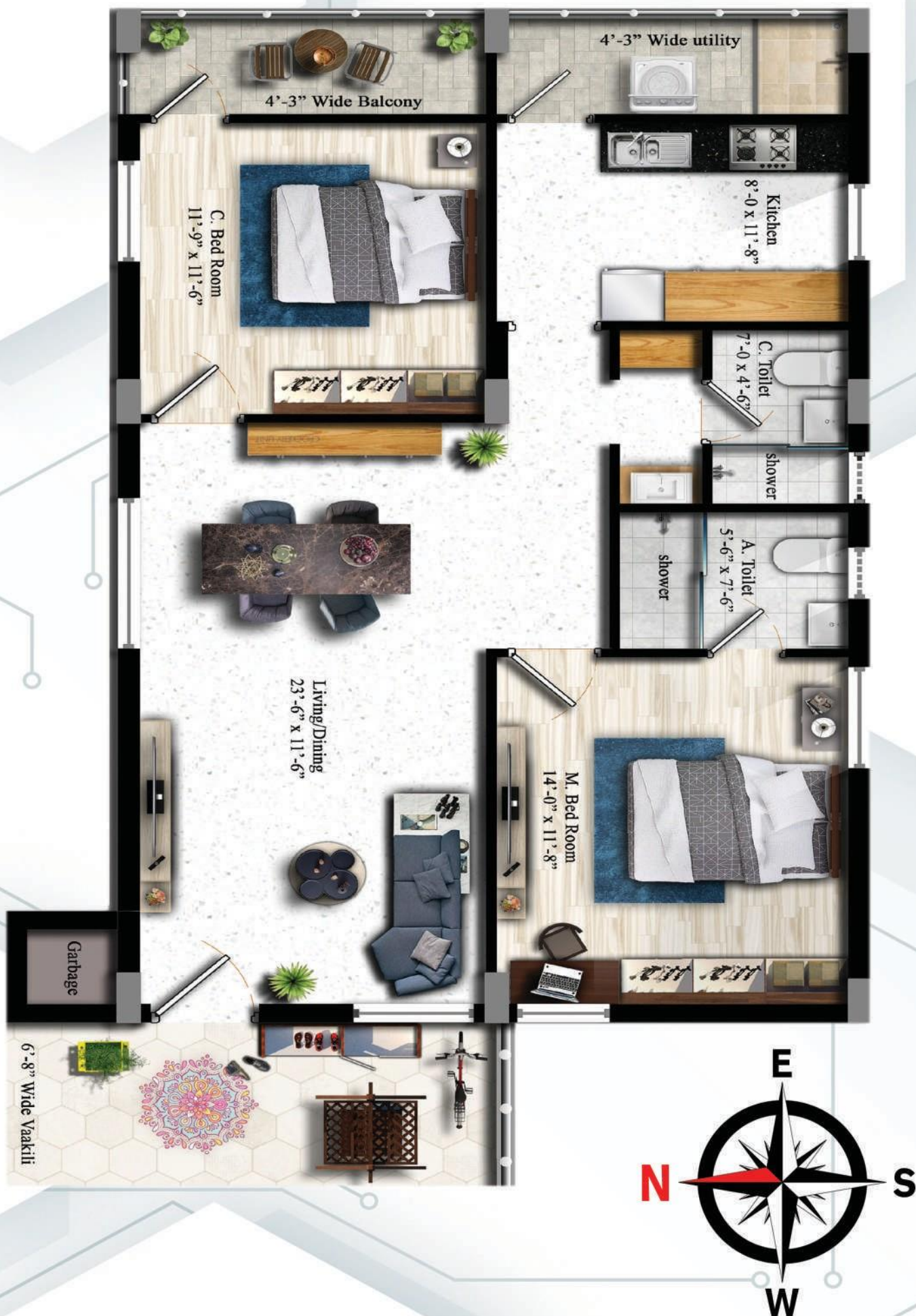
3BHK, Area 1853.67 Sft., Type D, Block No. 9, with Vaakili.



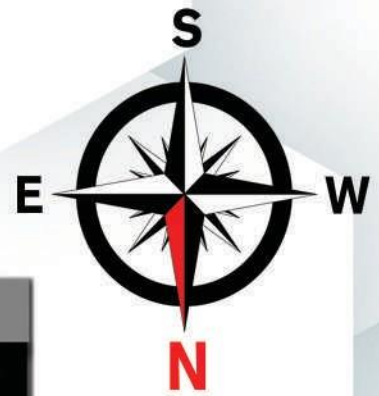
3BHK, Area 1574.28 Sft., Type E, Block No. 10, with Vaakili.



2BHK, Area 1375.61 Sft., Type F, Block No. 11,12,13,14, with Vaakili.



3BHK, Area 1574.27 Sft., Type G, Block No. 15, with Vaakili.



SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind for zone II as per IS code with RCC M25.

Cement : ULTRATECH or BIRLA - A1.

Steel : VIZAG STEEL.

SUPER STRUCTURE

External walls - 9" with NCL AAC Blocks.

Internal walls - 4 1/2" with light weight Red Mud Brick of best quality.

PLASTERING

INTERNAL : Putty finish over Rough coats of Sand-Cement plaster.

EXTERNAL : Sponge Finish with 2 coats of Sand-Cement plaster.

ALL DOORS

TATA PRAVESH Steel Doors with Frames & Doorset locks Built in.

UPVC Doors for Bathrooms.

WINDOWS

UPVC Sliding windows 2.5 track with 2 glass panels + Mosquito mesh with MS grill of PRIME brand.

PAINTING

EXTERNAL : Asian - Apex Ultima paint with 2 coats.

INTERNAL : Asian Royale paint. Over 2 coats Putty Finishing.

STAIRCASE RAILING Stainless Steel railing.

BALCONY RAILING Stainless Steel railing.

All our Flats shall be Internet Network Ready ,
TV Cable and with Intercom enabled.

TILING

Club house Lounge/ GF Lobby GVT (Glazed Vitrified Tiles).

Living, Dining & Kitchen: 600 x 1200mm GVT (Glazed Vitrified Tiles).

All Bed Rooms: Wooden Finish Matte tiles.

Bathrooms : Anti skid ceramic tiles with 7ft Hight Dado

All Balconies/Utilities: Best quality acid resistant and anti skid ceramic tiles.

Stilt Floor: Special heavy duty Designer flooring.

Corridors: Matt Finish tiles or anti-skid tiles.

Utilities : Tiles dado up to 3' Height.

BATHROOMS

Glazed ceramic tiles dado up to door height, Wall mounted EWC with concealed Flush tank/valve in Master Bedroom

Single lever fixtures with Diverter cum shower. Provision for geysers and Exhaust Fans in all Bathrooms.

All Ceramic fixtures are of Johnson make.

KITCHEN

Black Granite platform, Stainless steel sink with pest cockroach trap.

Provision for both drinking(Municipal) and Ground water.

Dadoing in Kitchen : Glazed ceramic tiles dado up to 2'-0" height above kitchen platform.

ELECTRICAL

Concealed copper wiring of Havells or Sudhakar.

Power outlets for air conditioners in all bedrooms & living/dining rooms.

Hager modular switches & Power plug for Chimney, Refrigerator,

Microwave Oven, Mixer / Grinders, Electric Rice Cooker,

Exhaust Fan, Water Purifier in kitchen and Washing Machine in utility area.

Miniature Circuit Breakers (MCB) for each distribution boards of HAGER brands.

Power Backup : 2 Generators, 2 Transformers.

LIFTS

KONE, Otis or Jhonson With Auto Shutters

UNIQUE FEATURES

LOCATION ADVANTAGE

We are situated Behind Forest Office on Warangal to Hyderabad National Highway. Very nearby to Collector Office & NIT With Combination of peaceful and busy roads, Just less than 500 Meters from main road. Abundant Ground Water at GANGASANI SURYA TOWERS. with almost Ground water table 15 feet depth which in turn assure 24 hrs. availability of ground water.

LANDSCAPING

We really want to contribute to your well being and quality of your life, we have used many landscaping elements around the project which would be aesthetically pleasing and culturally meaningful.

VASUDHA VAAKILI

Designer veranda for each flat exclusive. This is an exclusive space given to each flat which is enclosed with a railing gives you a private space in front of your house to stretch your legs & ease into your comfort zone. Which is charged under common area

- ◆ Elevated Yoga Space cum Lounge in each floor.
- ◆ Three phase power supply for each unit with individual meters.
- ◆ All Flats will be provided with AC Power Point provision in living and all bed rooms.
- ◆ Fifth Floor false ceiling (Heat Resistance) Gyproc Gypsum Sheet.
- ◆ Every Floor corridor false ceiling.
- ◆ CC Cameras Surveillance & Intercom Facility Connecting All Flats & Security

CAR PARKING

Each 2BHK & 3BHK apartment will have 1 Car parking & parking will be in stilt floor level. Provision of electric car charging port in each car parking.

- ◆ Garbage Chutes at 2 Places in each floor
- ◆ Water Proofing for all toilets & wash areas
- ◆ Car Wash Bay with Jet Nozzels to Keep Your Vehicles Clean & Shine

FLAT AREA MASTER

BLOCK NO	TYPE	BHK	CARPET+EXTERNAL WALLS+ BALCONY + UTILITY AREA	COMMON AREA	TOTAL AREA	VAAKILI	AVAILABLE	CORNER	FACING
1	A	3	1333	453.00	1,786.00	Yes	1, 3, 4, 5 th Floor	Yes	East
2	B	2	1053.28	357.94	1,411.22	Yes	1, 3, 4, 5th Floor	Yes	East
3	B	2	1053.33	357.94	1,411.22	Yes	1, 3, 4, 5th Floor	Yes	East
4	B	2	1008.60	342.76	1,351.36	Yes	1, 3, 4, 5th Floor	Yes	East
5	B	2	1053.33	357.96	1,411.29	Yes	1st Floor	Yes	East
6	C	3	1357.34	461.28	1,818.62	Yes	1st Floor	Yes	East
7	B	2	1053.34	357.97	1,411.31	-	1st Floor	Yes	East
8	B	2	1053.34	357.97	1,411.31	-	4th Floor	Yes	East
9	D	3	1383.50	470.17	1,853.67	Yes	1, 2, 3rd, Floor	Yes	East
10	E	3	1174.98	399.30	1,574.28	Yes	1, 4, 5th Floor	Yes	West
11	F	2	1026.7	348.91	1,375.61	Yes	3, 5th Floor	-	West
12	F	2	1026.7	348.91	1,375.61	Yes	1, 3, 4th Floor	-	West
13	F	2	1026.7	348.91	1,375.61	Yes	1, 3, 5th Floor	-	West
14	F	2	1026.7	348.92	1,375.63	Yes	1, 5th Floor	-	West
15	G	3	1174.97	399.30	1,574.27	Yes	1, 3, 5th Floor	Yes	West

PAYMENT TERMS

- a) Advance amount payable - 10,00,000/- at the time of allotment
(Allotment of apartment will be made at the time of booking itself).
- b) 50% of Flat value (Which including Advance of Rs.10 Lakhs)
by the time of Corresponding Flat roof slab.
- c) 20% of Flat Value by the time Brick work is finished in Corresponding Flat.
- d) 10% of Flat value by the time Plastering finished in Corresponding Flat .
- e) 10% of Flat value by the time Flooring is finished in Corresponding Flat .
- f) 10% Final payment shall be done by the time Flat handover along with
Occupation Certificate.
- g) Registration after receipt of 100% payment.
- h) E We accept payment by way of A/C payee (Local) Cheques/DD's/Pay Orders
only to be drawn in favour of Vasudha Builders.

SPECIAL PRICE CONSIDERATIONS

East Facing (Block No's 1,2 ,3 ,4 ,5, 6, 7, 8, 9) - Rs.50 per sft.

Corner Apartments (Block No's 1,6,7,9,10,15) - Rs.25 per sft.

Maintainance Advance as per RERA guidelines.

Corpus Fund as per RERA guidelines.

GST applicable as per prevailing laws.

Registration Fees and charges as applicable.

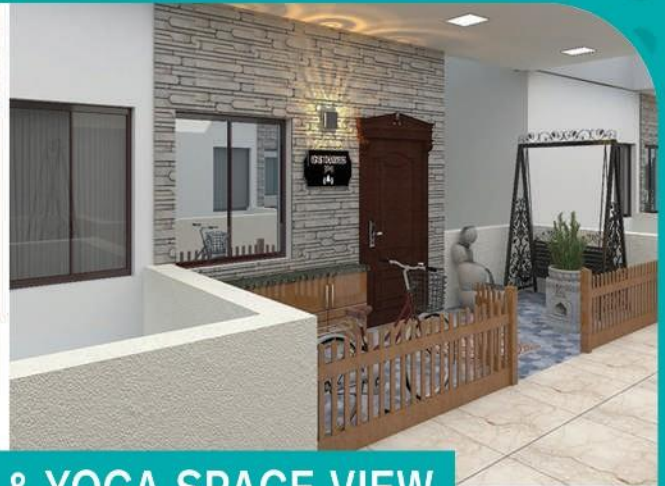
GENERAL TERMS

- a) In case the allottee intends to cancel / withdraw from the allotment, the allotter has the right to
forfeit the Advance Amount as per the terms of RERA.
- b) In case the allottee intends to cancel / withdraw from the booking after making 20% advance,
refund of advance shall be after finding an alternative buyer/ customer for the said booking and
such refund is subject to deduction of cancellation charges as per the rules and regulations of RERA.
- c) Transfer of ownership to a third party before registration is not allowed until 90% of project
sales are completed. If the purchaser intends to transfer the booking after the sale of 90% of the
project, The purchaser shall pay an amount of 5,00,000/- towards transfer charges.
- d) Commencement of construction February 2018, completion of Project will be by - JULY 2020.

Note : All the measurements are as per Drawings, Minor variations may appear after Constructions.

Finally Real time Joint Measurements shall be taken along with Customer and shall be worked out for **costing**.

This brochure is purely a conceptual presentation and not a legal offering. The builder reserves
the right to make changes in elevation, specifications and plans as deemed fit.



CORRIDOR, VAAKILI & YOGA SPACE VIEW

