



ELDECO

SHARANAM

AN ISO 9001:2000 COMPANY

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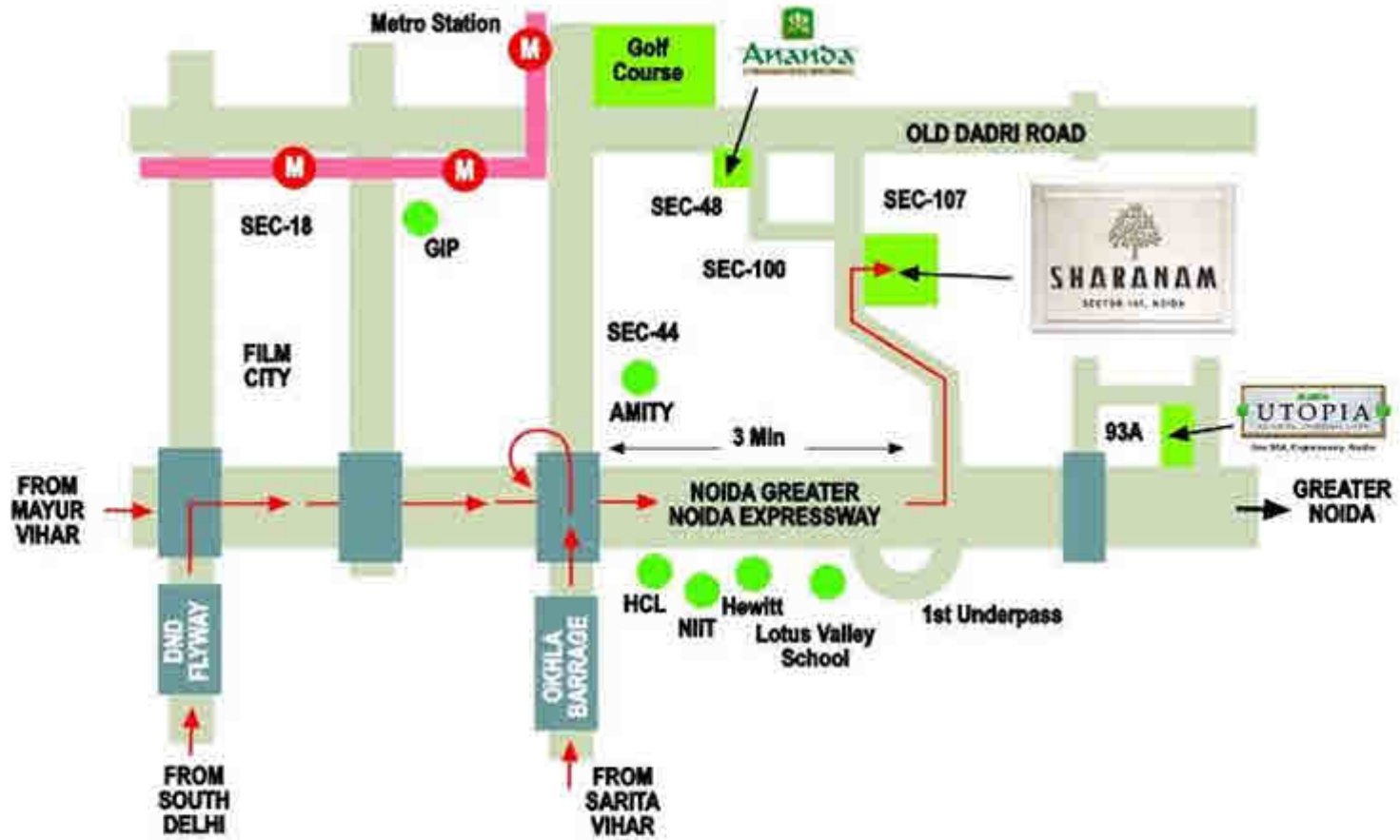
SUMANGALAM

YOUR HOME PLANNERS





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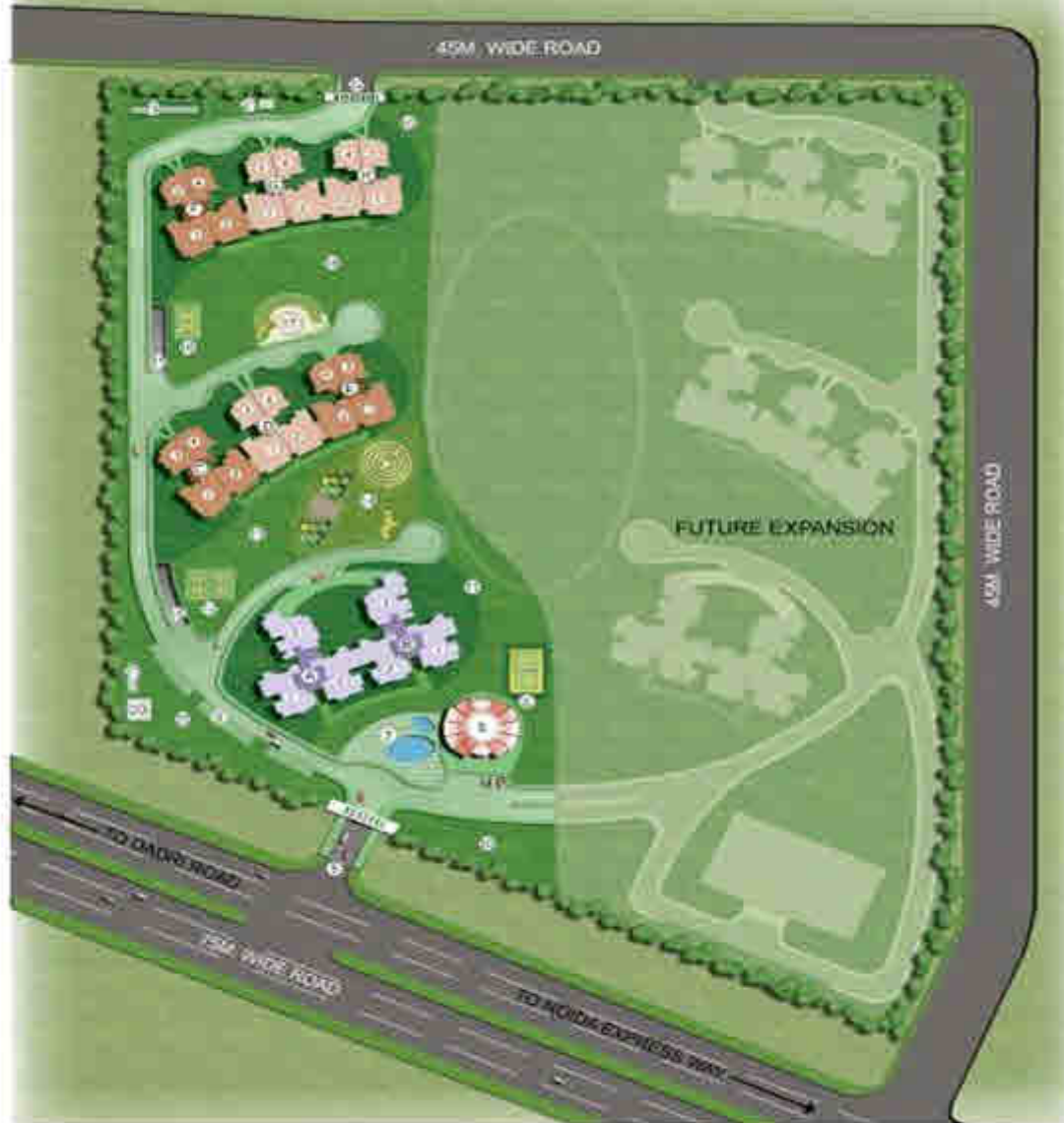


LOCATION



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LEGEND -

- A - TOWER A
- B - TOWER B
- C - TOWER C
- D - TOWER D
- E - TOWER E
- F - TOWER F
- G - TOWER G
- H - TOWER H

- 5 - MAIN ENTRY
- 6 - CLUB
- 7 - SWIMMING POOL
- 8 - LAWN TENNIS COURT
- 9 - PARKING
- 10 - LANDSCAPED GREEN
- 11 - SENIOR CITIZEN PARK
- 12 - BADMINTON COURT
- 13 - FRAGRANCE PARK
- 14 - CHILDREN PARK
- 15 - RAMP TO BASEMENT
- 16 - BASKET BALL COURT
- 17 - O.A.T
- 18 - HERBAL GARDEN
- 19 - CRICKET NET PRACTICE
- 20 - SERVICES
- 21 - E.S.S.
- 22 - ENTRY



MASTERPLAN



2 BED ROOM
SUPEER AREA 1095.0 SQ.FT.



2 BED ROOM+STUDY
(SUPEER AREA 1250.0 SQ.FT).

FLOOR PLANS



3 BED ROOM
SUPER AREA 1575.00 SQFT.



3 BED ROOM+STUDY
SUPER AREA 1710.00 SQFT.



4 BED ROOM WITH SERVANT
SUPER AREA 2185.00 SQFT.



SPECIFICATIONS

<u>Category</u>	<u>Super Area (in sq ft)</u>	<u>Accomodation</u>
Type I	1095	DD/ 2 BR/kitchen/2 toilets/ Bal.
Type II	1250	DD/ 2 BR/Study/kitchen/2 toilets/ Bal.
Type III	1575	DD/ 3 BR/kitchen/3 toilets/ Bal.
Type IV	1710	DD/ 3 BR/Study/kitchen/4 toilets/ Bal.
Type V	2185	DD/ 4 BR/Study/kitchen/4 toilets/ Bal.

PRICE LIST



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BASIC SELLING PRICE : Rs.3125 Per Sq. Ft. INAUGURAL DISCOUNT : Rs.150 Per Sq. Ft. EFFECTIVE PRICE : Rs.2975 Per Sq. Ft.		
Floor Premium		
Ground Floor	Rs. 150/- per sq ft	
First Floor	Rs. 100/- per sq ft	
Second, Third and Fourth Floor	Rs. 75/- per sq ft	
Fifth, Sixth and Seventh Floor	Rs. 50/- per sq ft	
* Inaugural Discount of Rs. 150/- per sq ft may be withdrawn without any notice at sole discretion of the Company.		
P.N. (1) The above areas are tentative and subject to change. (2) All areas are in sft (3) 1 Sq mt = 10.764 sqft		
Extra Charges		
1. Interest Free Maintenance Security	Rs. 20/- per sqft.	
3. One Time Lease Rent	Rs. 100/- per sqft. (payable within 30 days of allotment)	
4. External Electrification Charges	Rs. 50/- per sqft.	
5. Fire Fighting Charges	Rs. 50/- per sqft.	
6. Power Back-up	Rs. 15,000/-per K.V.A. (Proposed back-up 4 K.V.A per unit)	
8. Club Membership (Compulsory)	Rs.50,000/-	
9. Car Parking		
	Type	Independent
	Basement	2,00,000/-
		Twin Type (One behind another)
		3,50,000/-
10. Preferential Location Charges		
	% of Basic Price	3%
	Tower C, F	Unit No. 1 & 3
	Tower A, B, E, H	-
		Unit No. 1 & 3



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PAYMENT PLAN

CONSTRUCTION LINK PLAN	
• On application for Booking	10%
• Within 45 days from Allotment	10%
• Within 90 days from Allotment	10%
• On Completion of Ground floor slab	10%
• On Completion of 2nd floor slab	7.50%
• On Completion of 6th floor slab	7.50%
• On Completion of 10th floor slab	7.50%
• On Completion of 14th floor slab	7.50%
• On Completion of 18th floor slab	7.50%
• On Completion of Top floor slab	7.50%
• On Completion of Brick work	5%
• On Completion of Electrical Conducting	5%
• On Completion of Plumbing work	5%
DOWN PAYMENT PLAN	
• At the time of Booking	10%
• Within 45 days of Booking	80%
• Down Payment Discount	10%

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