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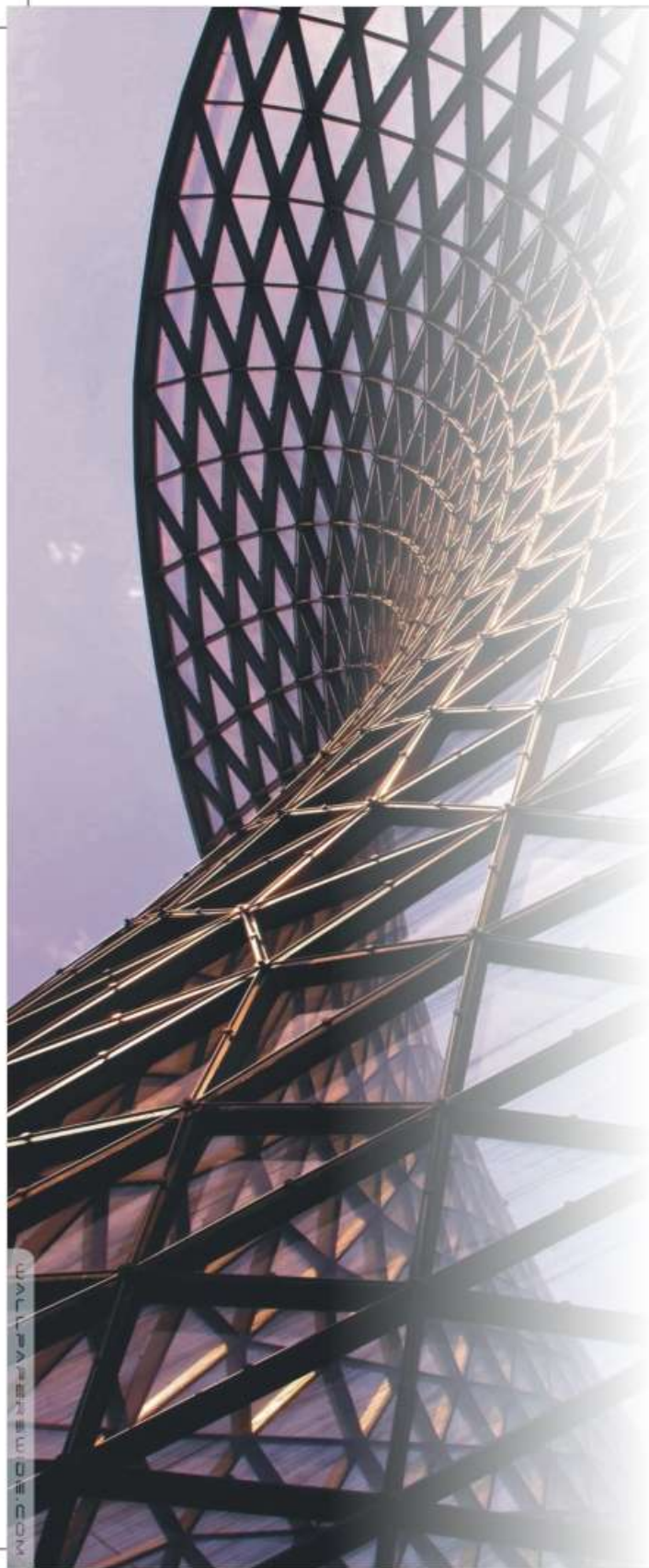
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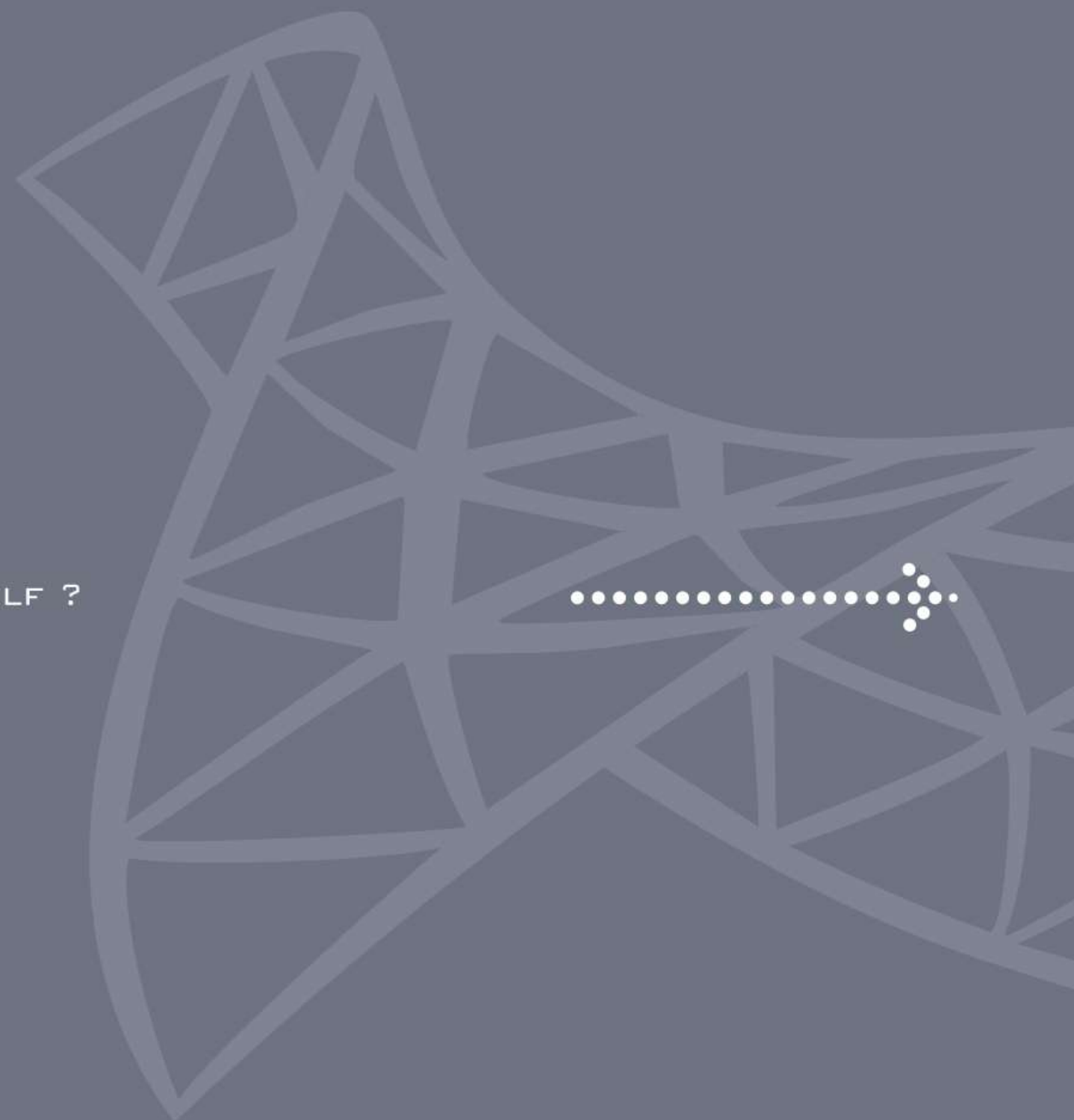


WORLDWIDE



IF YOU KNOW A BETTER WAY OF DOING SOMETHING,

WHY KEEP IT TO YOURSELF ?





SANKALP INDUSTRIAL ESTATE

Scheme of N.A. Industrial Plots, -1000 sq. yards to 5000 sq. yards

@KERALA G.I.D.C.

GATEWAY TO YOUR BUSINESS



SANKALP INDUSTRIAL ESTATE

is located on S.I.R. (*Special Investment Region*)

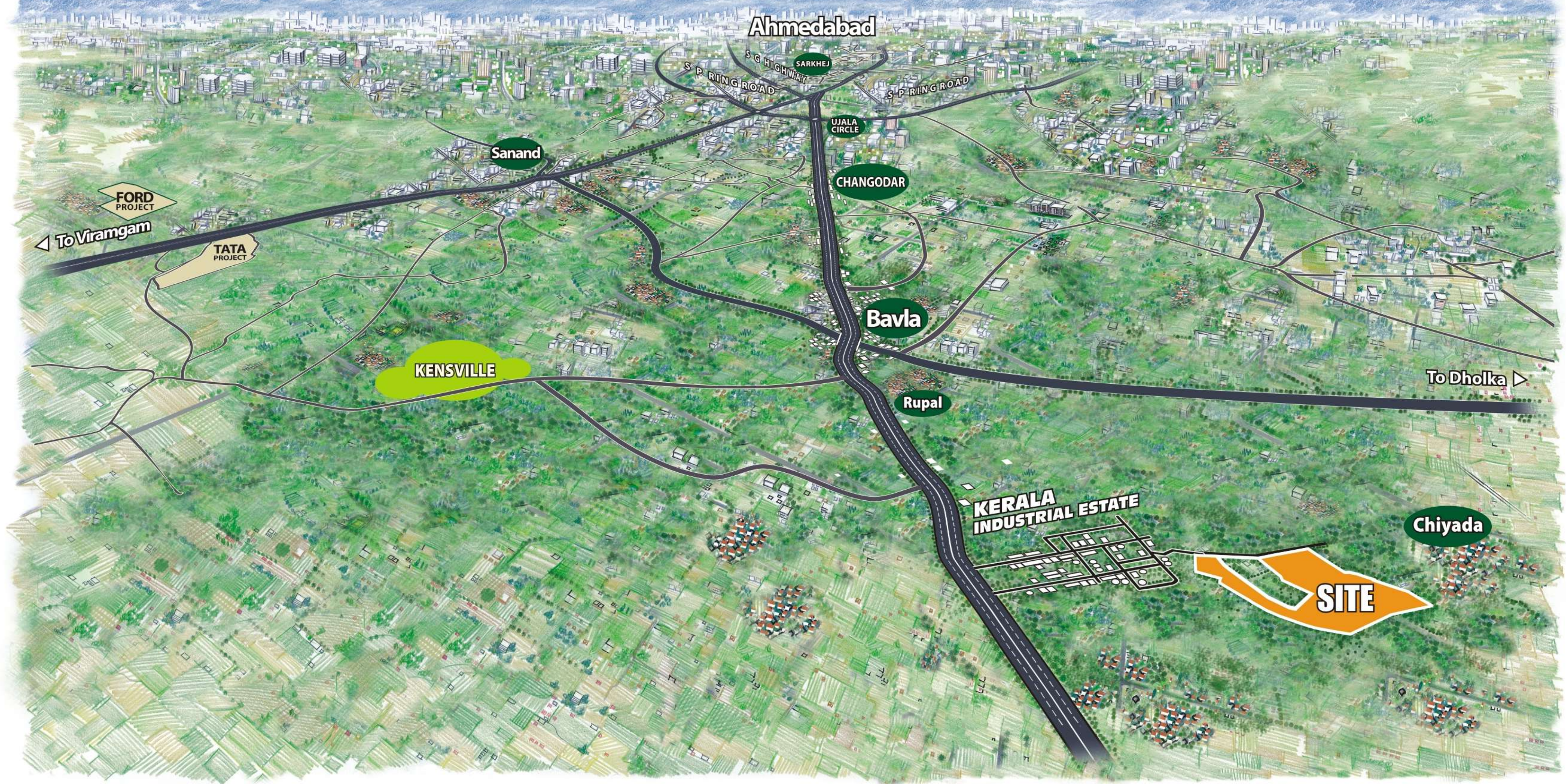
in highly industrial development area,

30 minutes drive from Iscon Circle. (38 Kms)

Adjoining Kerala G.I.D.C. on Ahmedabad –

Bagodara Highway, 7 kms from Bavla.







Amenities

GATE



Wide open gate for easy movement of heavy vehicles.



Easy availability of Electricity for Industrial use.



Availability of Ind. Gas (PROPOSED)

FACILITY



CONNECTIVITY

SECURITY



Round the clock security.

WIDE ROADS



WEIGH BRIDGE



DEDICATED SPACE



Dedicated space for trucks & heavy vehicle Parking.

LOGISTIC



EASY CONNECTIVITY

ENVIRONMENTS

PEACE OF MIND



LEVELLED PLOTS



PLANTATION



Wide tar roads with plantation.

RECREATION CENTER



OFFICE



LOCATION FEATURES :

- Located on Ahmedabad – Bagodara Highway.
- 6 Lane Road connectivity from Ahmedabad to Bagodara.
- Proposed Dholera International Airport away by - 60 Km.
- Dholera Port - 80 Km
- Sanand Industrial Area - 30 Km
- Nalsarovar - 30 Km
- Kensville - 15 Km
- Bavla - 7 Km
- Bagodara - 18 Km (Future City with world class transport facility by Metro rail, Road, connecting Rajkot, Ahmedabad, Mehsana, Baroda, Mumbai)



LAYOUT PLAN



■ Area mention in plan are super area, which includes pro-rata share of roads etc...
■ This information and layout design is for presentation only, and not a part of legal document.

Please Note

- Acceptance of payment towards booking of units is subject to the rules and regulations of the scheme, brochure, application forms, effective sheet / plan, commercial terms, etc.
- No plot / unit will be considered allotted, without payment of the booking amount. The entire payment, including all additional amounts, is to be made before possession, well within the time limit.
- Rates are subject to change without prior notice. If any revision takes place prior to either deciding, or paying the full booking amount, the revised rates shall be applicable.
- The number of plots / units, location approximate area, rate, contribution etc. : These details are as per the separate sheet / plan. The plot area mentioned in the plan attached here or elsewhere, shows the Gross Area of the plot, i.e. undivided pro-rata share of all common areas like roads, common plots and other areas, if any.
- Document to plot-holder / proposed allottee will be as per the plot's Net Area. All charges will be on Gross Area.
- Variations are likely in area, dimension, status of land and layout. Final amount payable will be as per actual site area, determined at the time of possession. Moreover, some changes may arise in boundary lines, plots, common plots, etc., for scheme upgradation and /or expansion.
- Permission for Non-Agricultural (N.A.) use will be obtained in due course of time.
- Force Majeure : Because of unavoidable circumstances which may arise, the proposed project may be delayed / postponed. Under such circumstances, a refund may be decided as per mutually agreed terms.
- Price Escalation : Any increase in development cost under unavoidable circumstances to be paid separately by member in form of price escalation
- The Owner / Project Consultant / Organiser / Society / Association shall have the right to change or revise or abandon altogether or extend the scheme (by incorporating additional land/s whether contiguous to the existing land) ; or part of the scheme (including roads, road-width, areas and size/s and /or locations of common plots, and rationalization of boundaries of some or all the plots and / or the entire scheme) ; or any detail thereof. And make one or more subdivisions of any unit, or combine two or more units. All such changes, revisions, expansions, subdivisions, and / or combinations, additions, removals, deletions etc. shall be binding to all.

- This brochure is for private circulation only. ■ Developers has right to change in part or full.
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Additional amounts to be paid by the allottee, are as under :

- Maintenance Charges : Adhoc maintenance charges @ Rs. 25 /sq. yd. are payable to cover common maintenance, repairs, common electricity consumption, salaries, repairs and replacement of only common property, Jameen Mehshul, Panchayat Tax and other common expenses, etc. This amount is tentatively worked out on the basis of present rate of electricity and other expenses. This amount is payable, irrespective of whether the plot is built upon or not. This is essential in order to have a minimum decent standard of maintenance. If the amount is found to be insufficient to cover the monthly expenses, either during the above period or thereafter, an additional amount shall be payable by each unit-holder, to the Management/ Developer/ Organiser/ Consultant / Society / Association, as and when asked for. Maintenance charges will be applicable from the date of possession / date of N.A. permission, whichever is earlier.
- Stamp Duty, Registration fees and legal charges/documentation charges.
- GEB Charges : Expenditure towards electric power supply system for individual plots (i.e. GEB cable cost, sub-station cost, related civil works cost, etc.) will be payable at actual.
- Extra optional civil and / or other works, construction, etc., if any.
- All present / future taxes including service tax applicable, duties, levies, legal charges, other charges and expenses, etc., as applicable.
- Additional amount will be charged at the rate of 1.5% per month or part thereof, on delayed payment of charges towards financial damages.

Above-mentioned extra payment towards Maintenance Charges, should be payable by cheque (favouring '**Chiyada Industrial Association A/c.**')
All other extra payments as mentioned above, should be payable by cheque (favouring '**Saikrupa Developers**')
Additional amounts to be paid by the allottee, are as under :