

**Amravati**  
Enclave



# Independent FLOORS



\*Perspective view

Luxury Independent Floors

How would you like a home in the lap of Shivalik Hills? Cool breeze blowing all day round and a stream nearby to sit and enjoy upon. A home nestled in the heart of the hills with all comforts like superior air quality, clean water, efficient sewerage and continuous electricity. It surely is tempting with a good and clean environment to go with. It is Amravati Enclave heading for the road to success and prosperity developed by the prestigious company, Amarnath Aggarwal Investments Pvt. Ltd. There can be no second thoughts about it.

Amravati Enclave is backed by strong and accomplished management, which has a tremendous track record of completing the projects on time without compromising on quality. Set up by The Late Shri Amarnath Aggarwal, it is now promoted by his son Mr. Kulbhushan Goyal who believes in credibility, integrity and reliability. Amravati Enclave has evolved through the years with an extensive involvement of the renowned architects, engineers, landscape designers and urban planners. Each of our residences is a result of careful planning, spectacular architecture and adept execution. Let us assist you in transforming your journey to your new home.

Amravati Enclave is a one of a kind integrated township, which now houses over 9000 happy customers. It was set up in the year 1999 and since then has become one of the most preferred zip codes in tri-city. The cohesive township is away from the hustle and bustle of the city, just 6 kms away from Panchkula and 10 kms from Chandigarh. The township is spread across 118 acres of land and has all the facilities of a fully functioning city. Amravati Enclave accommodates a gentrified clientele of retired army officials, government officials and other senior citizens who want to live away from the crowds and pollution and enjoy their retired life in peace and tranquillity.

One doesn't need to get out of Amravati to fulfil their essential entertainment and recreational needs. It houses a poly-clinic, , schools, temple, NH-22 Mall, ANA Clarks Inn hotel, Aasma revolving restaurant, Inox Movies, Domino's Pizza, Chokhi Dhani & Water Edge Club with outdoor swimming pool, gymnasium and tennis courts.



License No. 186/2008

**Ready Possession**

**Property with High Growth Potential**

**Superior Air Quality, Low Pollution**

**Retire in Comfort and Style**

**Limited Units**

### **Highlights of Independent Floors**

- ♦3 BHK+Servent Room with High Speed Lift
- ♦2 Stilt Parking Spots
- ♦24x7 Hot Water via Heat Pump
- ♦UPVC Windows
- ♦Abundant Natural Lighting

### **All this leads to**

- ♦Improved Occupant Health & Productivity
  - ♦Electricity Savings
  - ♦Superior Air Quality
  - ♦Low Maintenance
  - ♦Sustainability
  - ♦Increased Insulation

## Facts & Figures

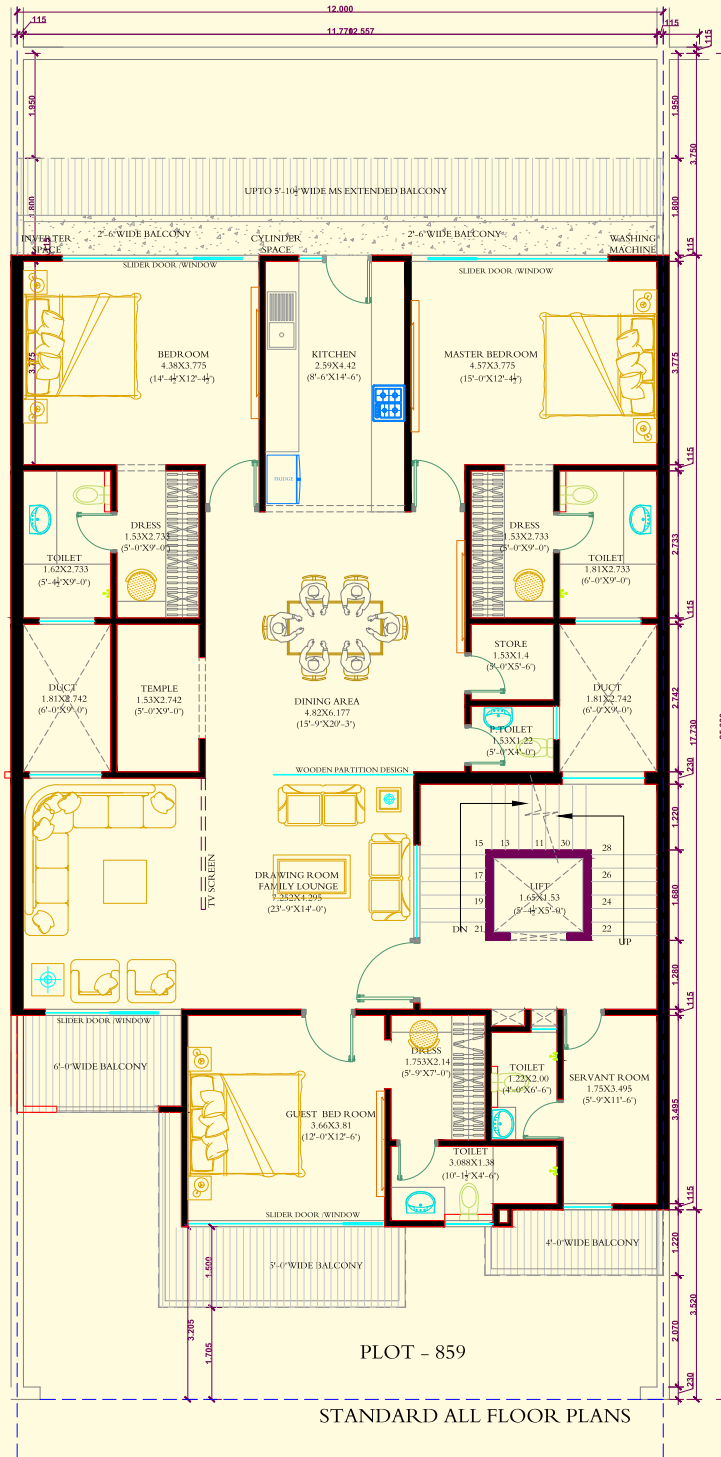
- Located along NH-5, Chandigarh-Shimla expressway. Just 6 kms from Panchkula city and 10 kms from Chandigarh railway station.
- Sprawled across 118.336 acres of land.
- Wide metaled roads constructed with pavers.
- A number of parks, green surroundings and hills all around.
- Connections are provided to each plot for water, sewerage & electricity.
- Free hold plots of 2 Kanal, 1 Kanal, 14 Marla, 12 Marla, 11 Marla, 8 Marla, 6 Marla & 2.5 Marla.
- Radhi Devi Amaravati Polyclinic is a 20-bed clinic with Optometry, Gynecology, Dentistry, Orthopedic, Pathology and Pediatrics facilities.
- Bankhandi Durga Mata Temple.
- General Convenience Stores, Vegetable market, Chemist, Banks, ATM's and grocery stores are at a short walking distance.
- ANA Clarks Hotel is located inside the mall and has 35 rooms, Aasma Revolving Restaurant & Indoor banquet halls.
- Chokhi Dhani – A Rajasthani Ethnic Village
- PVR Inox 3 Screen Multiplex with 750 seats
- Located on National Highway – 22 Panchkula – Kalka road. Just 6 kms from Panchkula city
- Water edge Club Equipped with swimming pool, health club, cards room, TT room and lawn tennis court.
- A well-equipped 40 room Deviwati Ashiana (Senior Citizens Home).
- Amravati Vidyalaya (CBSE Approved) upto 12th standard.
- Amarnath Aggarwal Bhavan, a community center equipped with a hall and 11 rooms.
- Gurukul - A religious center, which invites devotees from all religions
- Amravati - Ek Asha School (Hindi Medium) for under privileged students.
- Amravati Toddlers School - Kindergarten School



\*Perspective view



3 BHK  
+ Servent Room  
Luxury  
Independent Floors  
in the lap of Nature



## Floor Plan

**SUPER AREA**

**269.77 Sq. Mtr. (2902.75 Sq.ft)**

**CARPET AREA**

**174.7 Sq. Mtr. (1879.77 Sq.ft)**

# Specifications



## **Foundation**

RCC raft/brick work foundation

## **Super Structure**

RCC structure of Columns, Beams & Slabs, Inner walls in brickwork, Outer walls in Brick Work

## **Wall Finishing**

Internal - all internal walls plastered & painted in pleasing shades of Plastic Emulsion Paint

Paint – Asian Paints or similar

## **Flooring**

Bedrooms, Kitchen & Bathrooms – Vitrified tiles

Lobby, Drawing, Dinning – Vitrified tiles

Balconies – Vitrified tiles

## **Kitchen**

Modular kitchen in plywood & HD MR with granite/tile slab counter top

## **Toilets**

Walls & Floor – Vitrified tiles

CP Fittings – Kohler

Sanitary Ware & EWC – Kohler

Mirror, 24x7 Hot & Cold water supply system through heat pump and pressure pump

## **Doors**

Bedroom & Bathroom, Main-door – Flush door with laminate

Kitchen – UPVC door with toughened glass.

Door Casing: Tile-cladded frame provided for all door openings

## **Windows**

UPVC mesh shutter and toughened glass windows.

## **Cupboards**

Modular Cupboards built with HD MR

## **Electrical**

Copper wiring in concealed PVC conduits.

Provision for adequate light & power points as well as telephone and TV outlets in moulded plastic switches with protective MCB's.

AC Points alongwith copper pipes

Entry controlled through digital lock from inside the house.

## **Staircase**

Granite / Vitrified tiles flooring

## **Façade**

Facade Tiles

## **Parking**

2 car spots per floor with marking

# Terms



1. The Registration charges, legal documentation charges are in addition to the aforesaid prices.
2. Cheques/Bank Drafts to be issued in favour of " Amar Nath Aggarwal Investments Pvt. Ltd."
3. Prices are subject to revision without prior notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
4. The other terms and conditions of sale would be as per the standard application form /Agreement.
5. IDC & EDC charges are tentative and will be paid as per Govt. Fee from time to time.
6. Simple interest @ 12% P.A. 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 earnest money will be forfeited.
7. The Floor shall not be used for any purpose other than, for which it has been allotted.
8. G.S.T will be charged as applicable.
9. One-time maintenance Security of Rs. 25/- per sq. ft. for each floor will be taken at time of possession.
10. At present External maintenance charges of Rs. 23/- per sq. yard per full size of the plot per annum. It can be revised from time to time.
11. The Company would pay penalty to its customers as per RERA for any delay in handing over the possession of floor beyond the committed period & grace period of 6 months. Similarly, the customer would be liable to pay holding charge @ Rs. 10/- per sq. ft. per month, if he fails to take possession within 30 days from the date of issue of possession letter.
12. A common meter for electricity charges will be set up for common utilities including elevator, water shifting pump, lights on stilt floor and lobby & cleaning. This would also include AMC for the elevator will be charged at Rs.1.5 per sq feet.
13. Transfer charges will be Rs. 50/- per sq. ft. till possession of floor.
14. Two-Car Parkings are allowed per Floor.
15. No changes can be made on the outer facade of the house.
16. All maintenance and fees will be subject to GST/applicable taxes.



**AMAR NATH AGGARWAL INVESTMENTS PVT. LTD.**  
**COLONISERS & LAND DEVELOPERS**

For Bookings Call  
**+91 99886 93934, 96460 15297**

Corporate Office : DSS 10-11, Ground Floor, Sector 2, Panchkula (Haryana)