

## AMENITIES





13000 SFT. DEDICATED CLUB HOUSE | SWIMMING POOL | TENNIS COURT FULLY EQUIPPED GYM | MULTI-PURPOSE HALL | GUEST ROOMS CHILDREN'S PLAY AREA | INDOOR GAMES LOUNGE | CRICKET NETS





### LOCATION



Educational Institutions IIM Visakhapatnam - 10 mins The Harbor International School - 10 mins Delhi Public School - 12 mins KKR Gowtham International School- 13 mins Vijnana Vihar Residential School -11 mins

Hospitals Sri Venkata Trinadh Multi Speciality Clinic - 10 mins Keerthana Hospital - 15 mins Age Care Foundation - 8 mins

Others Gambhiram Reservoir - 10 mins Gambhiram Dam - 6 mins Dukkavanipalem Hillock - 5 mins Gambhiram Gedda WLR Viewpoint - 6 mins



Thotlakonda Beach - 30 mins Vaikuntam Temple - 10 mins



**RERA NUMBER - P03250244829** 

# EVANA. Nature lives here.



A symphony of birds at dawn...the scent of rain-kissed earth...your children roaming carefree...

Evana isn't just another villa project dotting the landscape of Vizag. It's a blend of home and habitat, an uncommon mix of engineering and ecosystem.

With a forest virtually in your backyard, and a unique podium-style construction, Evana is the only address in town that brings together the memories of yesterday and the promises of tomorrow.

Evana - rediscover the simple joys of a life lived at your own rhythm.





# TYPICAL EAST FACING VILLA E1

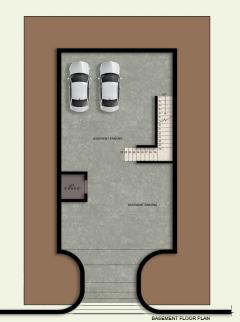






Plot Area (UDS):	356 sq.yds.
Saleable Area:	3360 sft.
Dedicated Parking Area:	1550 sft.

# TYPICAL WEST FACING VILLA W1







Plot Area (UDS):	356 sq.yds.
Saleable Area:	3360 sft.
Dedicated Parking Area:	1550 sft.



### LANSUM PROPERTIES LLP

Vishakapatnam Office: D. No. 50-40-17/C, TPT Colony, Seethamadhara, Visakhapatnam +91 8912722768

Hyderabad Office:

(₹)

Plot No.283, Road No.78, Jubilee Hills, Hyderabad, Telangana +9140 23122666

#### **COST SHEET & PAYMENT PLAN**

#### **PRICING DETAILS:**

	( )
Basic Price (Per Sqft)	8,999/-
East/North Facing Charges	7,50,000/-
Corner Charges	20,00,000/-
Extra Land Area (Per Square Yard)*	30,000/-
Parking Charges (Per Sqft)**	450/-
Infrastructure Charges (Per Sqft)	150/-
Advance Maintenance (For 2 years) (Per Sqft)	96/-
Corpus Fund (Per Sqft)	150/-
Legal & Documentation Charges	20,000/-
Refundable Security Deposit at the time of Handover	50,000/-

\*Extra Land Area is applicable if land area is greater than the Standard Size Villa UDS of 356 Square Yards

\*\*Parking Charges are applicable on the super built-up area of the Private Basement

\*\*\*Taxes, Government Charges as per prevailing government norms

#### **PAYMENT PLAN:**

PAYMENT PLAN:	(%)
At the time of Booking	9.0%
At the time of Agreement of Sale (Within 30 Days)	11.0%
On Completion of Footings	10.0%
On Completion of Podium Slab	10.0%
On Completion of Ground Floor Slab	10.0%
On Completion of First Floor Slab	10.0%
On Completion of Flooring	10.0%
On Completion of Wiring Works	10.0%
On Completion of Painting Works	10.0%
On Receiving Occupancy Certificate	10.0%

