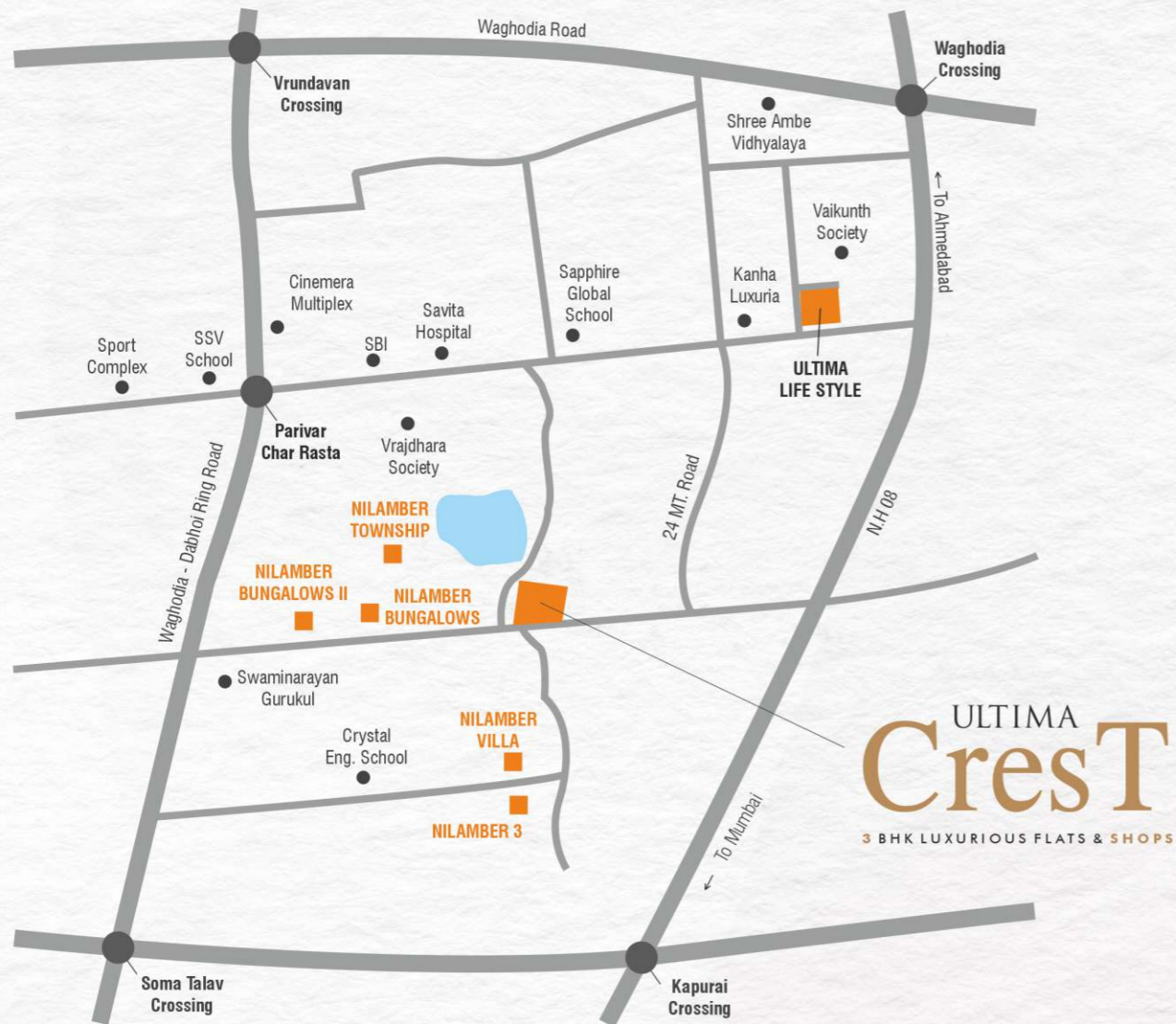


KEY PLAN



ULTIMA Crest

3 BHK LUXURIOUS FLATS & SHOPS

Developer:
Kamlesh Gandhi Project

ULTIMA CREST
Narayan Vidyalaya Road, Gurukul Cross Road,
Besides Pancham Party Plot, Dabhoi - Waghodia Ring Rd,
Vadodara, Gujarat. 390025

Contacts:
+91 63535 33390

sales@kgprojects.co.in

www.kgprojects.co.in

Payment Schedule for Residential Units:

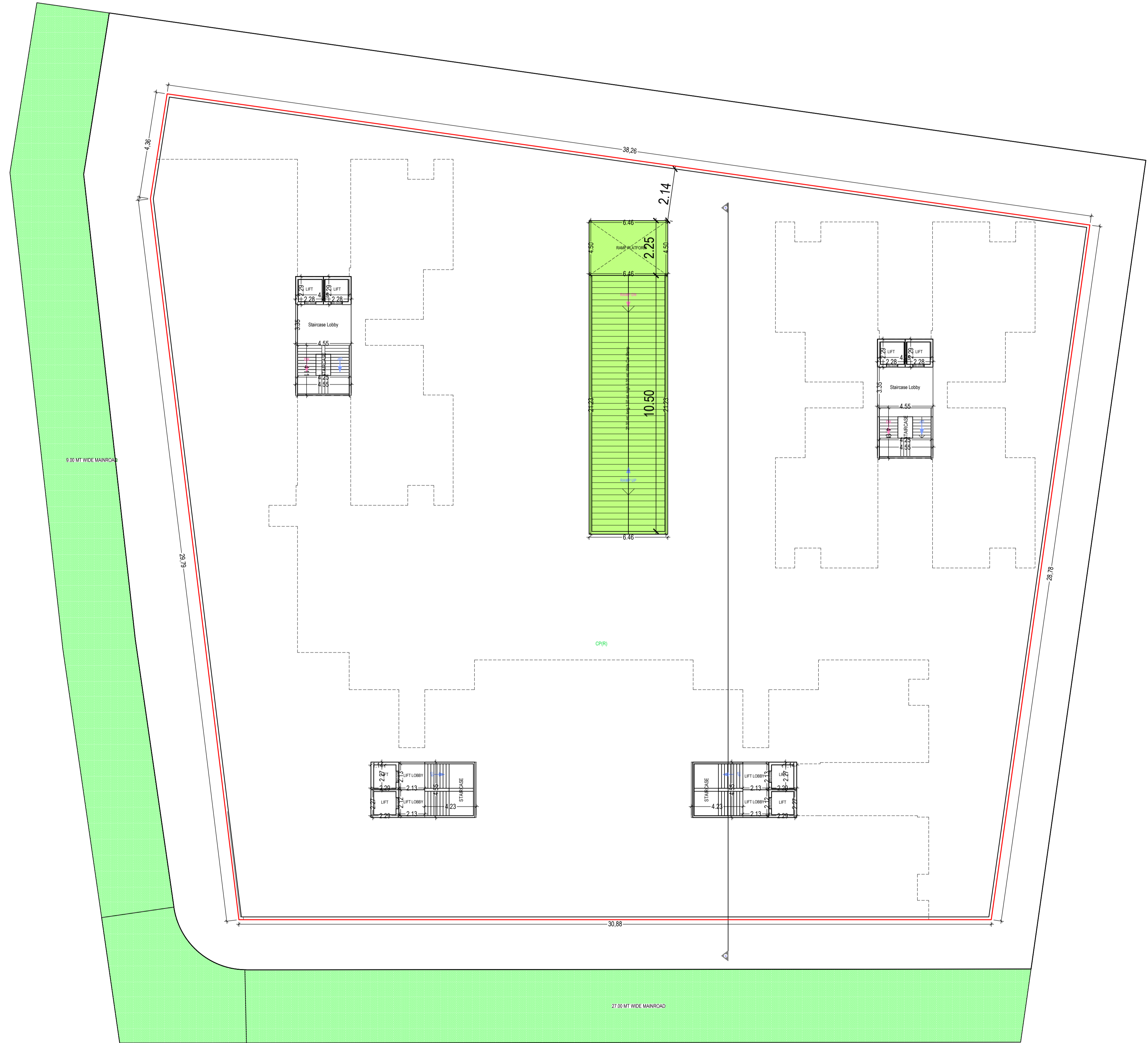
At the time of Booking **10%** | Agreement of sale **20%** | Completion of tower plinth level **15%** | On completion of tower floor slabs **25%** | Completion of brickwork, plasterwork & lift well **5%** | Completion of waterproofing, plumbing/ sanitary fittings, flooring & staircase **10%** | Completion of door, windows and electrical fittings **5%** | Completion of elevation & tower lift **5%** | Before Possession (Sale Deed) **5%**

Payment Schedule for Retail Units:

At the time of Booking **10%** | Agreement of sale **20%** | Completion of tower plinth level **15%** | On completion of tower 1st floor slab level **15%** | Completion of brickwork & plasterwork **20%** | Completion of flooring & fittings **15%** | Before Possession (Sale Deed) **5%**







BASEMENT FLOOR PLAN
(SCALE 1:200)

BASEMENT PLAN

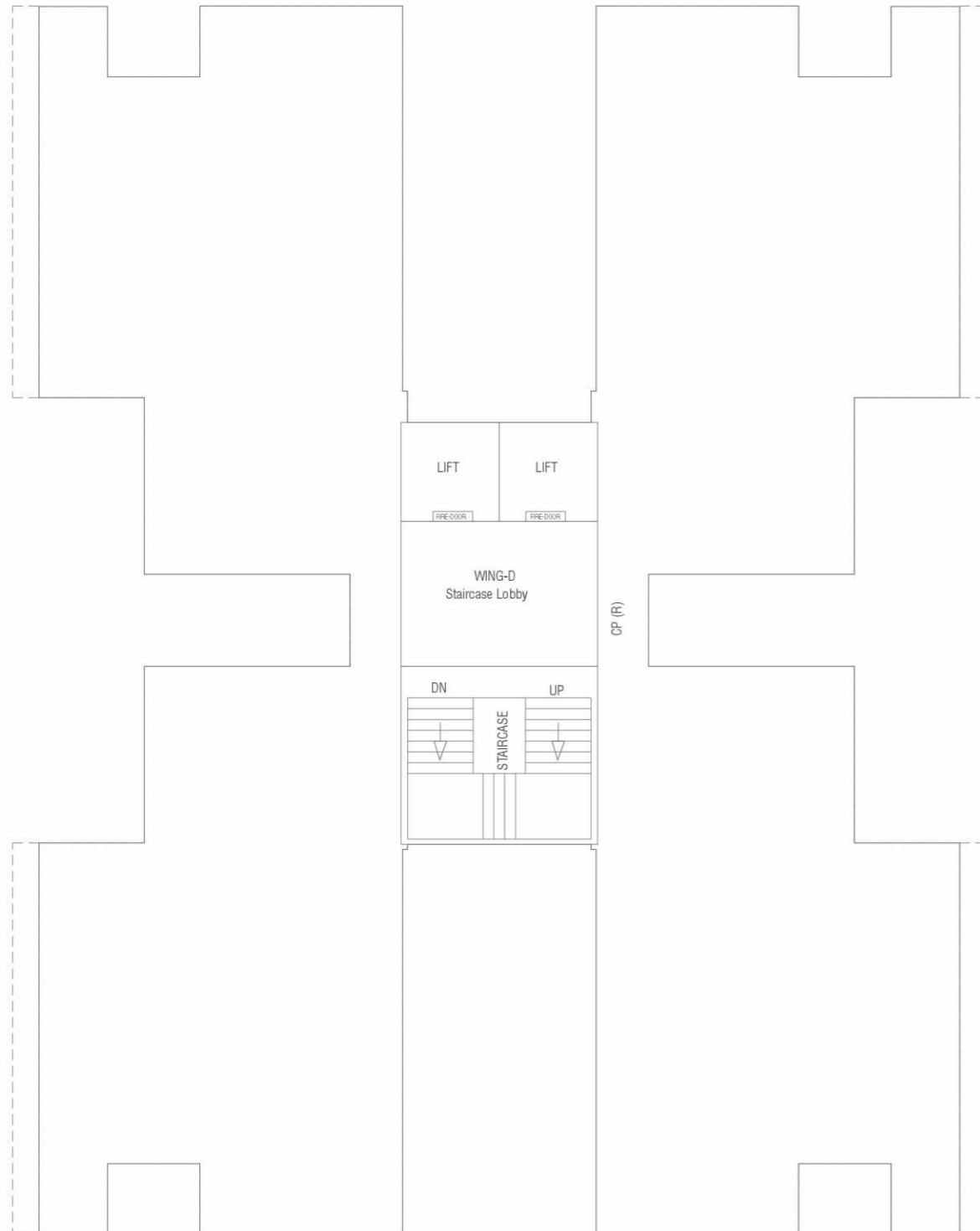
GROUND FLOOR PLAN

WING: D

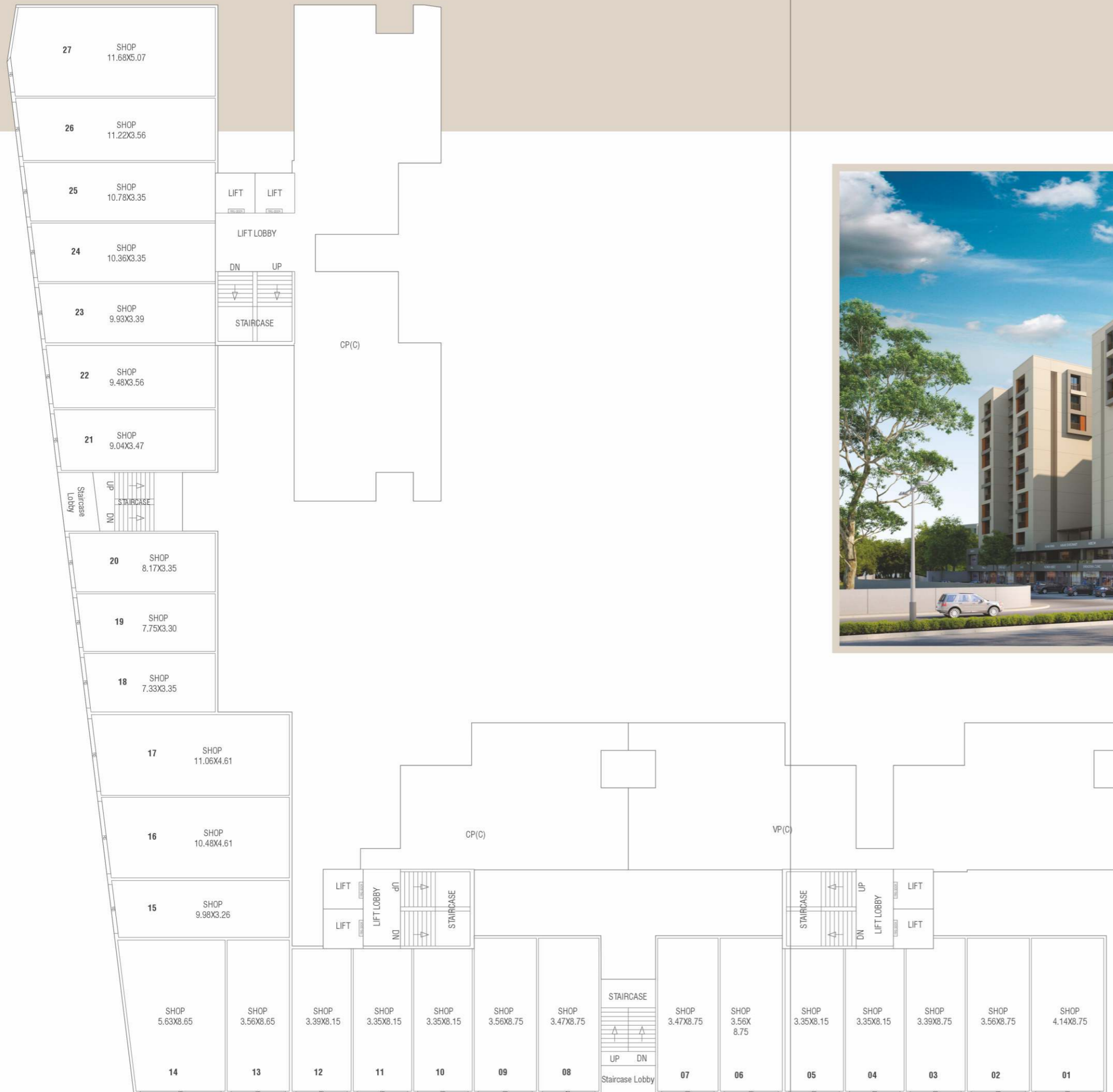
TYPICAL FLOOR PLAN

1st TO 7th

WING: D



GROUND FLOOR PLAN
WING: A, B, C



FIRST FLOOR PLAN
WING: A, B, C



SPECIFICATIONS

STRUCTURE:

➤ Earthquake resistant structure as per architect & structural engineer's design.

WALL FINISH:

➤ Primer and putty on internal walls.
➤ Water resistant paint on the exterior wall as per architect's approved specifications.

FLOORING:

➤ Vitrified tiles in all rooms.
➤ Anti-skid tiles in balconies & toilets.

KITCHEN:

➤ Granite platform with S.S. sink.
➤ Kitchen wall tiles as per architect's approved specifications.

DOORS AND WINDOWS:

➤ Main door – veneer finished flush door.
➤ Internal doors – Flush doors.
➤ Windows – Anodized aluminium sliding window.

ELECTRICAL:

➤ Branded modular switches.
➤ Branded ISI concealed copper wiring.

TOILETS:

➤ Bathroom wall tiles as per architect's specifications.
➤ Branded sanitaryware.
➤ CP fittings and fixtures as per architect's design.

WASH AREA:

➤ Anti-skid floor tiles
➤ Wash area wall tiles as per architect's approved specifications

TYPICAL FLOOR PLAN
2nd TO 10th

WING: A, B, C



Terms & Conditions

- The information provided in this brochure is subject to change as approved by the competent authorities and cannot form part of any contract or agreement.
- Possession will be given one month after the settlement of accounts as per the payment schedule.
- Maintenance deposit, document charge, GST, development charge, MGVCL charges* & any other charges (if applicable) should be levied separately.
- Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
- Any new central or state government taxes, if applicable, will have to be borne by the client
- No changes or alterations will be allowed in the elevation.
- Continuous default in payment will lead to cancellation.
- Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request of cancellation. A booking & administrative charge of Rs. 50,000 will be deducted from the refund amount.
- Refund in case of cancellation (after agreement of sale), will be made as per T&C stated within the agreement of sale (banakhat).
- While utmost care is taken to provide this information, the developer cannot be held responsible for any inaccuracy.
- The developer reserves all the rights to make any changes as may be required from time to time in the overall layout, building plan, and specification without any prior notice and they are binding to all the members.
- Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only a depiction of the project.