

# SREEVATSA SHIVALAYA



**Homes that  
suit every  
family's  
needs.**

At Sreevatsa, we have a range of residential projects that suit every family, from economical 2BHK apartments to spacious villas and homes for senior citizens. Families nowadays require homes that facilitate growth, in terms of relationships, education, career aspirations, entertainment etc. We have been essential in providing families just that and intend to continue doing so, long into the future. After all, a special home doesn't happen twice.



**SREEVATSA REAL ESTATES PVT LTD**  
BUILDING ON THE FOUNDATION OF YOUR TRUST

# SREEVATSA SHIVALAYA

Shastri Road, Ramnagar



## A realm at the heart of the city.

Located right at the heart of Coimbatore, Sreevatsa Shivalaya offers equal access to all avenues and areas of the city. What does that mean? Residents get to travel to work or any place they choose to, very efficiently. Avenues nearby include everything right up from restaurants, supermarkets, malls, shopping outlets, theatres, medical healthcare centres, etc. thereby making commutes a cinch.

Shivalaya is located at Shastri Road, a major area in Ramnagar, opposite to the HDFC bank, a restaurant and supermarket, and leading to one of the well renowned schools in Coimbatore city, Shree Baldevdas Kikani Vidhya Mandir.

Shivalaya provides residents a modern day home with common utilities that makes living in them a pleasure.



**2 & 3 BHK**  
**apartments @**  
**Rs. 7,000/- per sq.ft.\***

### Highlights

- 1,250W backup for each flat
- Reticulated piped gas supply
- RO / softened water & Corporation water supply
- Round-the-clock security
- 6'-high peripheral compound wall

### PROJECT DETAILS

Units - 12 apartments - 2 & 3 BHK

Sale price - Rs.7,000/- per sq.ft.

2 BHK - 8 units, Sale area - 1,341 sq.ft.

Total cost: Rs.1.05 crores (All inclusive)

3 BHK - 4 units, Sale area - 2,217 sq.ft.

Total cost: Rs.1.71 crores (All inclusive)

\* Conditions apply



# Floor Plan



Flat No.	Carpet Area	Plinth Area	Saleable Area
001/101/201/301	1800	1969	2217
002/102/202/302	1081	1191	1341
003/103/203/303	1081	1191	1341

## SPECIFICATIONS

### STRUCTURE

R.C.C. framed structure, solid block masonry with plastering.

### DOORS

*Entrance door:* Engineered teakwood frame with teakwood finish shutters and melamine polish.

*Other room doors:* Country wood frames with skin panel shutters painted on both sides.

*Toilet doors:* Country wood frames with shutter skin panel on one side. PU coated on the other side with paint finish.

### WINDOWS

*Window:* UPVC window openable type.

*French window:* Wooden french window

### FLOORING

*Floor:* Vitrified tiles of standard make and shade approved by the architect.

*Skirting:* Black granite of 3" height.

### KITCHEN & UTILITY

*Counter:* Black granite

*Sink:* Stainless steel sink, single bowl, single drain.

*Utility:* Stainless steel, single bowl

*Dado:* Ceramic tiles up to 2' high from counter top.

### BATHROOMS

*Floor:* Anti-skid ceramic tiles.

*Walls:* Glazed tiles up to door height.

*CP fittings:* Towel rod, hot & cold water mixer, ablution tap, etc.

### SANITARY FIXTURES & FITTINGS

White/ivory colour, wall mounted European closet and 18" circular wash basin. Good quality chromium plated fittings.

### PLUMBING

Concealed CPVC pipe for internal.

All external pipes open - UPVC pipe for cold water and CPVC pipe for hot water.

### PAINTING

*Ceiling:* Two coats of acrylic interior emulsion paint over one coat of primer applied over putty. \*

*External walls:* One coat of white cement primer and two coats of exterior emulsion paint. \*

*Grills:* One coat of primer and two coats of enamel paint. \*

### ELECTRICAL

Three phase power supply through individual DB & ELCB.

*Wiring:* Concealed wiring of standard IS make.

*Switches:* Modular switches of standard IS make.

Backup power supply of 1,250W for each flat from common generator.

### TERRACE

Weathering course with surki and finished with clay tiles.

### WATER SUPPLY

Adequate storage sumps for the entire complex, for borewell water. RO / softened water supply for all other requirements. Adequate capacity overhead tank for storage of RO / softened water.

### STAIRCASE

*Tread and risers:* Granite / Eurocrete

*Hand rail:* S.S. hand rails of architect approved design.

### BALCONY PARAPET WALL

Stainless steel hand rail of architect approved design.

\* All colours and designs shall be as per architect's choice and approval.

## GENERAL TERMS AND CONDITIONS

1. The company reserves the right to accept or reject the bookings.
2. Completion in 30 months for flats from the date of registration of undivided share of land. The allottee shall execute an agreement for the terms and conditions within 15 days from the date of allotment of flats.
3. Cost of flat and private terrace for flats are subject to change with or without any general notice. Hence total cost of the flats as prevailing on the date of actual booking alone will apply. But the rates agreed with the clients at the time of booking will be firm and no escalation will be charged on them after booking.
4. Interest will be charged at the rate of 15% p.a. for delayed payment of instalments.
5. The Company also reserves its right to cancel the allotment if the allottee commits default in payment and in such event, out of the total amount till then paid by the allottee, a sum as decided by the company shall stand forfeited.
6. All measurements are subject to minor variations without specific or general notice.
7. Membership in the Association of Flat Owners is compulsory and a non-refundable fee of Rs.1,00,000/- is to be paid separately towards corpus fund to meet the financial requirement of the association of owners. The total amount collected will be handed over to the duly elected office bearers of the Association without any interest at the time of handing over of the entire complex to the Association.
8. Apart from the corpus fund, maintenance charges will be collected on monthly basis from all the flat owners after observing the actual cost of maintenance like security, electricity charges, office staff, water charges, landscaped garden maintenance etc., for a period of three months. Initially at the time of occupation, owners shall pay three months maintenance charges to M/s.Sreevatsa Real Estates (P) Limited to maintain the complex till the association is formed and maintenance charges will be fixed based on consensus.
9. Legal jurisdiction will be at Coimbatore.
10. Flats will be constructed strictly as per the architect's approved plan and no modifications in the flat as well as change in material specifications used in flat will be accepted.
11. Choice of flat is only given to the client and allocation of car parks will be done only on the basis of the car park drawing given by the architect.
12. The information contained herein does not form part of the contract and is subject to change. The elevation given is an artistic representation only. The brochure is neither a legal offer nor an invitation to an offer.

# SREEVATSA SHIVALAYA, RAMNAGAR

## AREA AND PRICE DETAILS

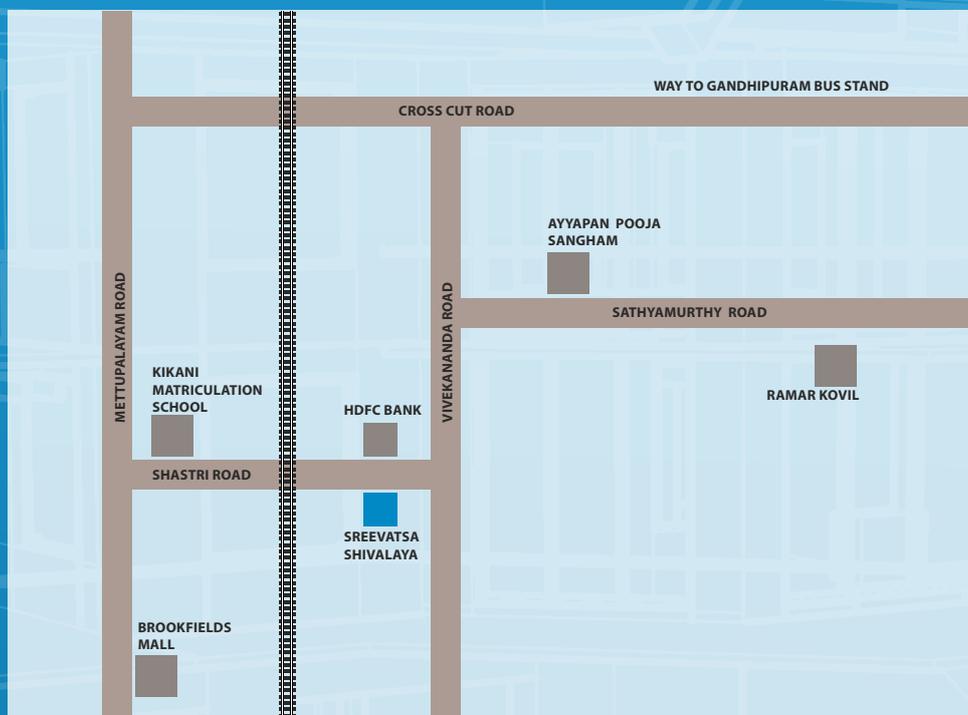
	001, 101, 201, 301	002, 102, 202, 302	003, 103, 203, 303
FACING OF FLAT	NORTH	SOUTH	SOUTH
CARPET AREA (sq.ft.)	1,800	1,081	1,081
BUILT UP AREA (sq.ft.)	1,969	1,191	1,191
SALE AREA (sq.ft.)	2,217	1,341	1,341
RATE PER SQ.FT. (RS.)	7,000	7,000	7,000
AREA OF UNDIVIDED SHARE OF LAND (sq.ft.)	1,064	644	644
NO. OF BEDROOMS	3	2	2
COST OF FLAT (RS.)	1,55,19,000	93,87,000	93,87,000
CORPUS FUND (RS.)	1,00,000	1,00,000	1,00,000
TOTAL COST OF FLAT (RS.)	1,56,19,000	94,87,000	94,87,000

## SCHEDULE OF PAYMENT

ON BOOKING	10,00,000	10,00,000	10,00,000
ON AGREEMENT SIGNING	45,00,000	25,00,000	25,00,000
I INSTALMENT (BASEMENT)	15,00,000	9,00,000	9,00,000
II INSTALMENT (STILT FLOOR SLAB)	15,00,000	9,00,000	9,00,000
III INSTALMENT (GF SLAB)	15,00,000	9,00,000	9,00,000
IV INSTALMENT (I FLOOR SLAB)	15,00,000	9,00,000	9,00,000
V INSTALMENT (II FLOOR SLAB)	15,00,000	9,00,000	9,00,000
VI INSTALMENT (III FLOOR SLAB)	15,00,000	9,00,000	9,00,000
VII INSTALMENT (FLOORING)	7,50,000	4,00,000	4,00,000
FINAL SETTLEMENT	3,69,000	1,87,000	1,87,000
TOTAL AMOUNT (RS.)	1,56,19,000	94,87,000	94,87,000

1. The due dates indicated are subject to change depending on the progress and the payment has to be made based on the progress of construction.
2. At the time of signing the agreement, stamp duty & registration charges for agreement and undivided share of land, infrastructure development charges are payable extra at actuals.
3. The cost is inclusive of one covered car parking.
4. Service tax is payable extra at actuals
5. Deposits, levies, taxes, duties and any other charges that may be introduced prospectively or retrospectively by Central/State Government authorities is payable by all allottees at actuals over & above the quoted rates.
6. The features indicated in the plans like TV, Furniture, Bath-tubs, etc., are not part of the price of the Flat and are only indicative of the concept of interior.
7. The Promoters have the right to modify the plans as per the architect's instructions for any improvement of the concept of the plans during execution and there can be neither addition nor deletion in the quoted price on account of these improvements suggested by the architect.
8. Interest will be charged at 15% for the delayed payments of instalments.

We at Sreevatsa Real Estates (P) Ltd. have been carving a niche in the real estate business for the past 18 years and provided quality housing for over 1,500 families in Coimbatore. Incorporated in the year 1995, we have executed several mini townships, residential apartments and commercial complexes over the years, which have become major landmarks of the city. This has earned us a reputation for our adherence to values, commitment to quality and complete transparency in business practices. We have also, in the process, completed over 2.5 million sq.ft. of construction in the city. This indelible mark has been made possible, mostly by the patronage of our many valued customers. We invite you to be a part of this big family.



Architects: M/s. Sankar & Associates  
Electrical Consultant: Mr. P.P. Subramaniam  
Legal Consultant: Mr. P.R. Ramakrishnan



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