



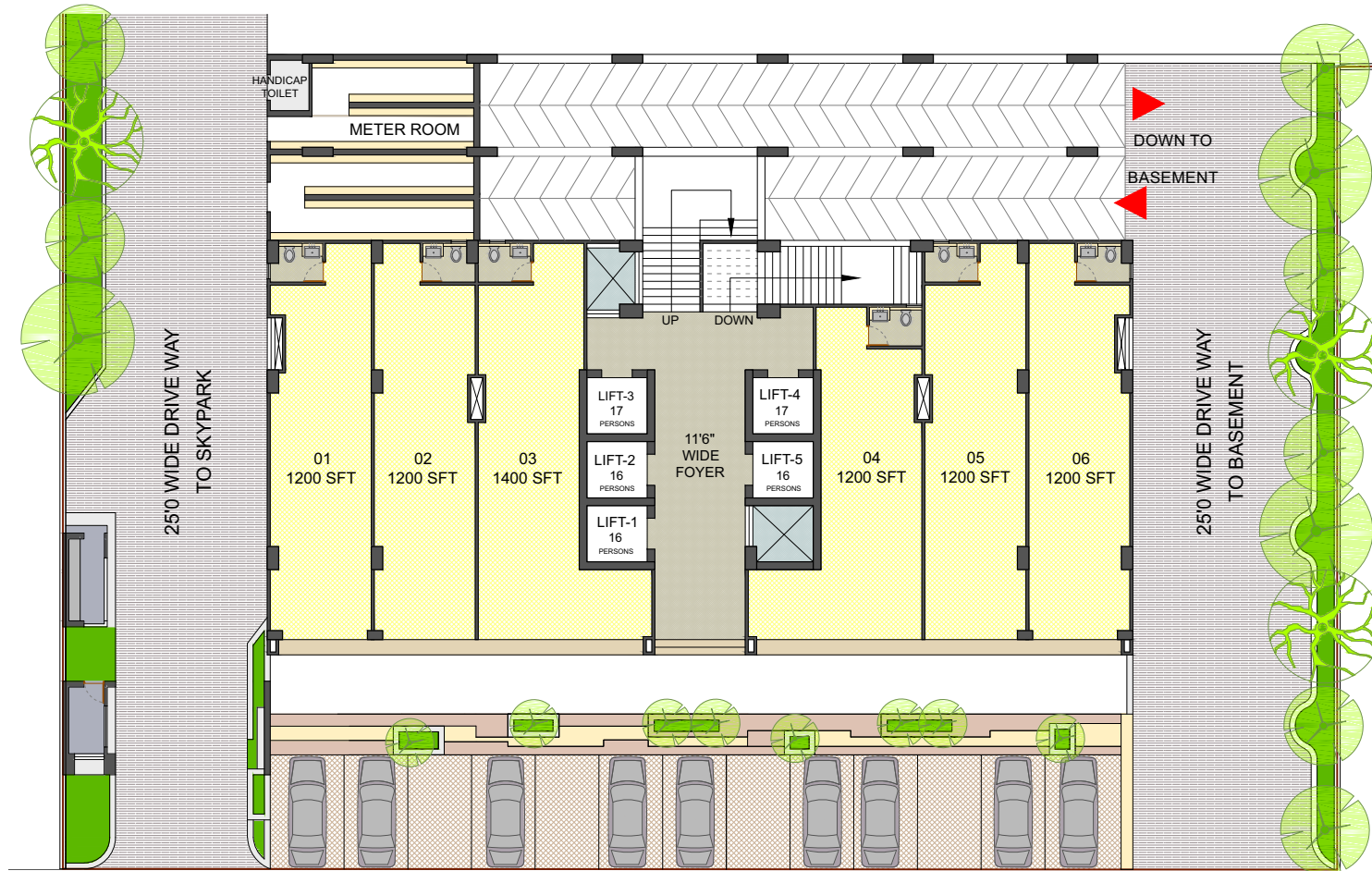
CENTRALPARK

THE BUSINESS CENTER

**RETAIL &
WORK SPACES**

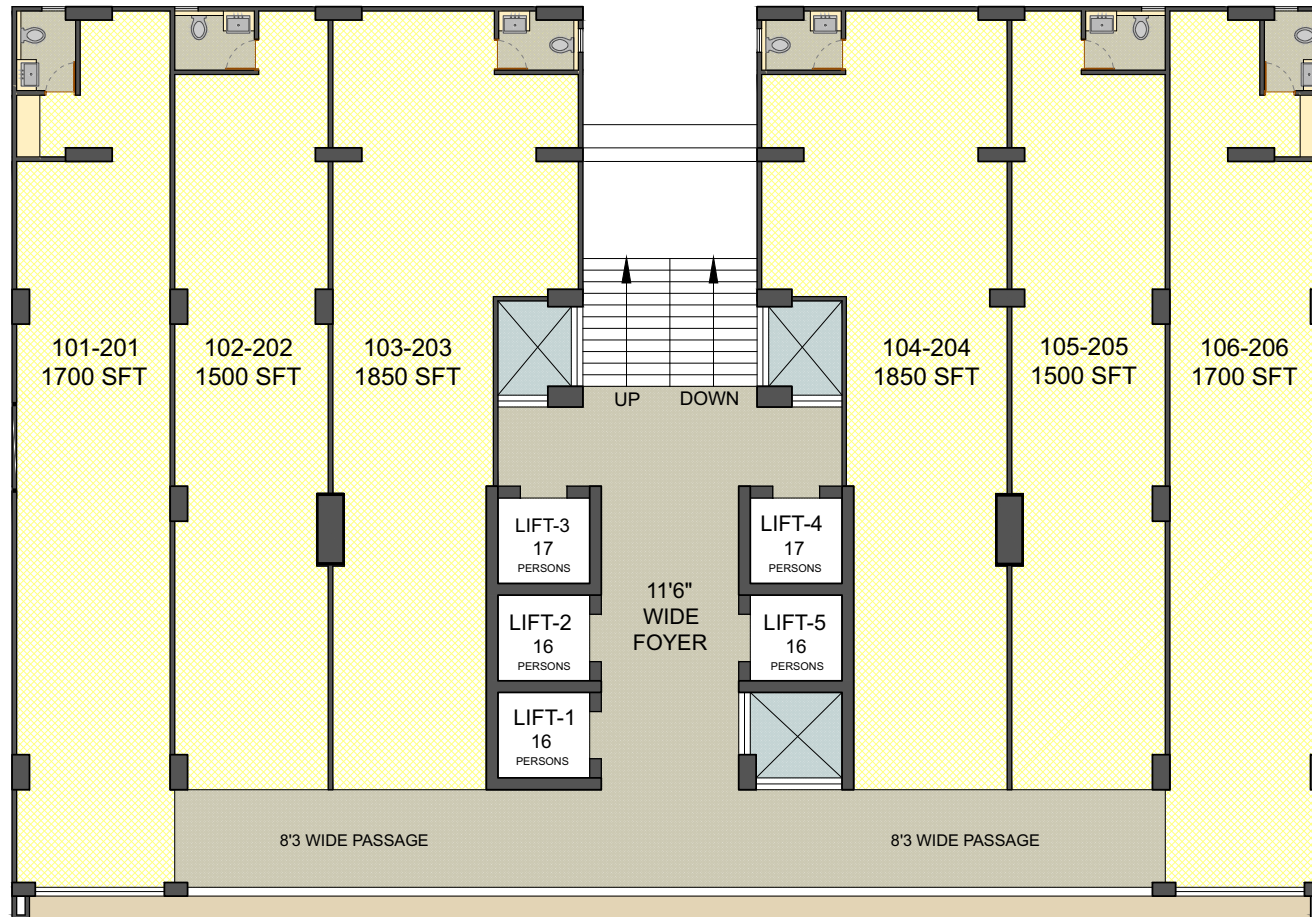
Call for Enquiry :
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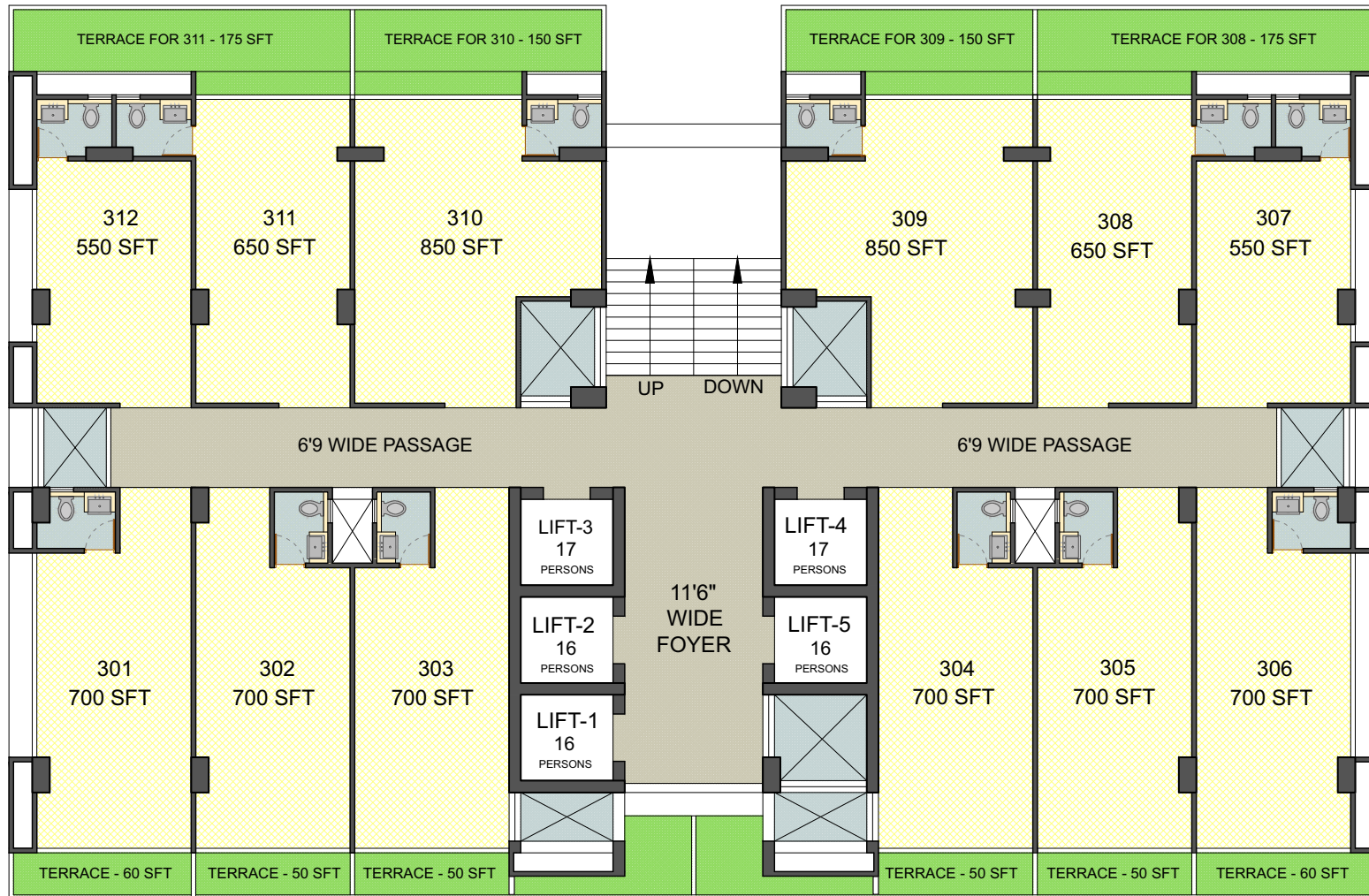
  [sunbuilders.in](https://www.sunbuilders.in)

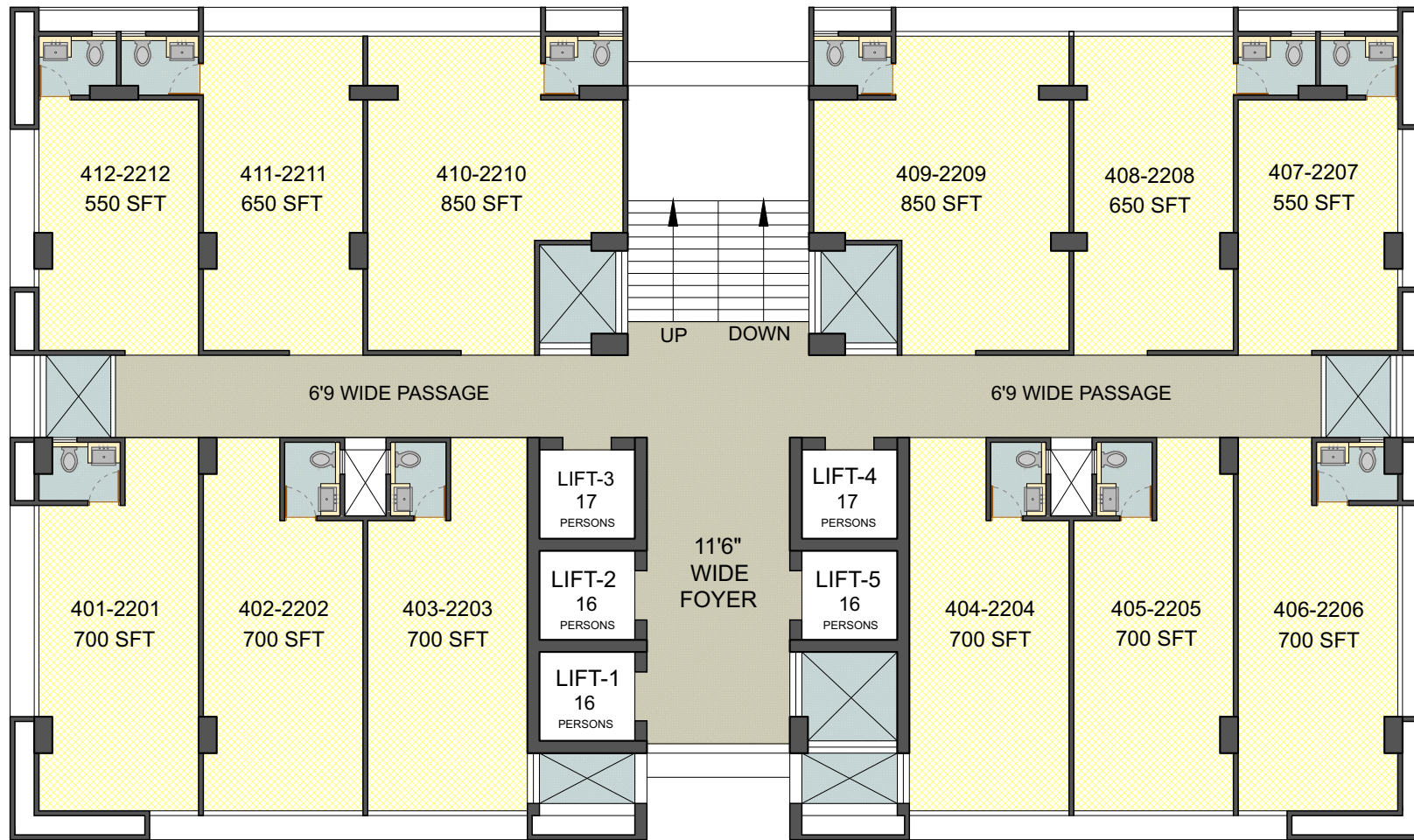


S.P. RING ROAD

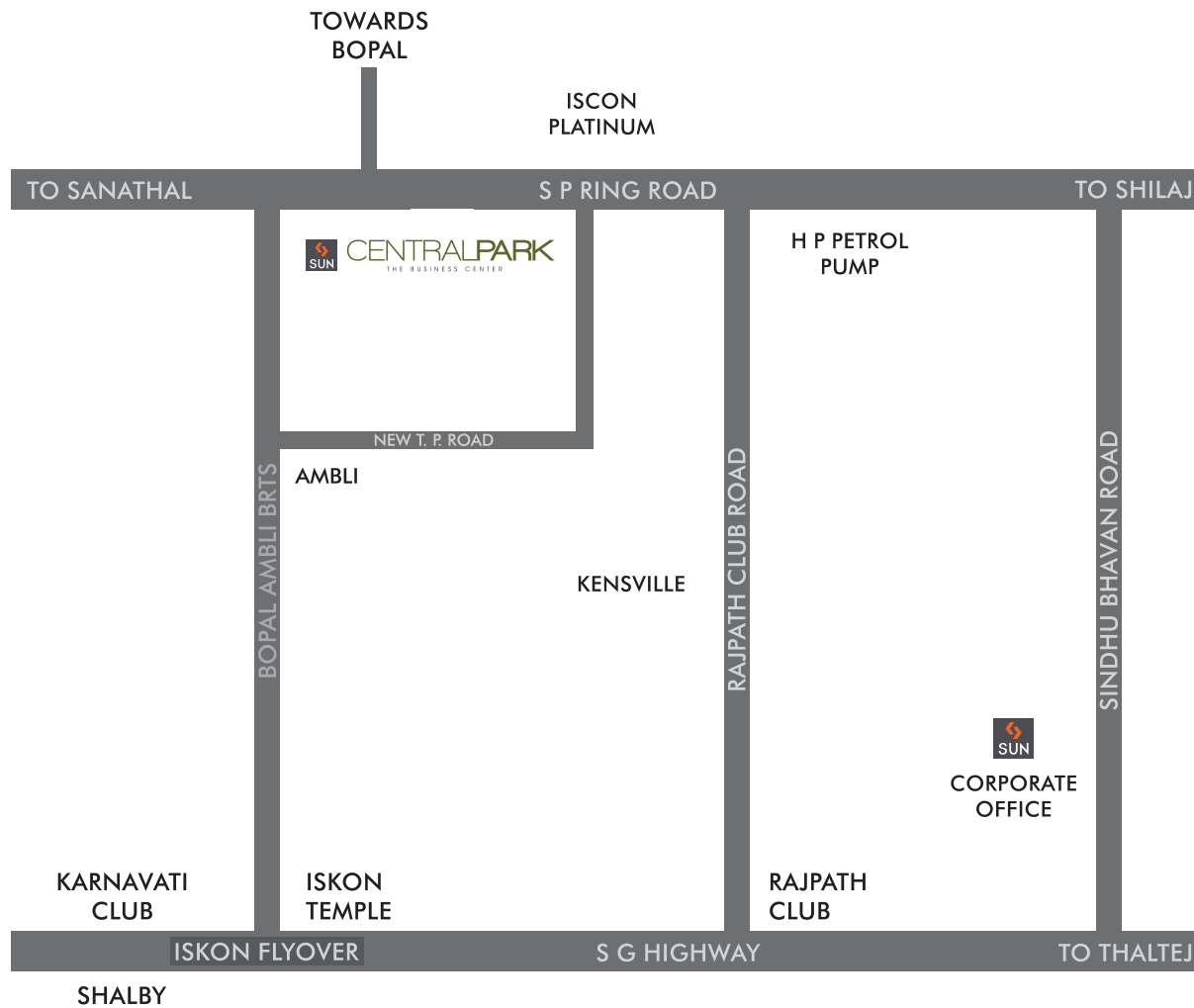








* 9 & 18 ARE SKIP FLOORS





PROJECT ATTRIBUTES

- Elegant Architecture
- Accessible Location
- Stone Paved front Promenade with Articulate Light Poles
- Well designed Entrance Foyers at all levels
- 5 Automatic Elevators of Repute make
- Parking at Ground and Basement levels
- Power back-up for Common Utilities

UNIT ATTRIBUTES

- Vitrified Tiles Flooring
- Adequate Power load for each unit
- Individual Restrooms within units with Ceramic Tiles & relevant Sanitary Fittings
- Good Quality Rolling Shutters for Showrooms
- Convenient location of AC outdoor units

IN CLOSE PROXIMITY

- Bopal Ambli BRTS. – 1 Min.
- Iscon Circle – 3 Mins.
- Thaltej – 5 Mins.
- Prahaladnagar – 7 Mins.
- South Bopal – 4 Mins.

NEARBY LOCALITY

- Banks
- Hospitals
- Retail Outlets
- Eatery Joints

Disclaimer

- Good Environment is the main feature of the society
- Plans, Specifications and Features subject to change without prior notice.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document.
- The entire dimension given is approximate & unfinished.
- Additional details of the project as per fact-sheet attached herewith.
- Subject to Ahmedabad jurisdiction.
- The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.



IMPORTANT INFORMATION

Project : THE BUSINESS CENTRE
Location : Nr. Bopal Circle, S.P. Ring Road
Number of Floors : Basement + Ground + 22
Number of Units : 18 Showrooms & 216 Offices
Unit Saleable Areas

Ground	1st & 2nd	3rd	4th to 22nd
1200 sft onwards	1500 sft onwards	550 sft onwards	550 sft onwards
6 Units	12 Units	12 Units	204 Units

Additional Charges

1. Premium (FRC)

Floor	1 to 9	10	11	12	13	14	15	16	17	19	20	21	22
Rate/sft	NIL	50	75	100	125	150	175	200	225	250	300	350	400

2. Other Charges

: Rs. 500/sft towards AMC, Legal, Electricity & Fire Charges
 - Rs. 60/sft towards Maintenance Deposit
 - Rs. 3/sft per month for 24 months towards monthly maintenance expenses to be paid fully in advance at the time of possession/saledeed
 - Rs. 2,00,000 per unit towards Common Development Charges

Loan Availability

: Major Banks / Financial Institutions

Possession Period

: 20 Months from the commencement of work (Subject to Force Majeure conditions)

Payment Terms

: 10% of basic cost at the time of booking.
 10% of basic cost within 21 days from commencement of work.
 Balance 80% of basic cost in 18 Equated Monthly Installment.

- Total Payment by Cheque/DD or NEFT/RTGS in favor of "Shilp Construction".
- Applicable stamp duty & Registration charges are not included in the transaction cost and are to be paid by the member individually at the time of sale deed.
- Service tax, VAT or any other charges or taxes levied by the govt. authority are to be borne by member as per actual.
- Service tax at applicable rate is payable on all due installments (non – refundable).
- Additional amount payable on delayed payment of installments @ 1.5% per month upto a delay of 3 months. If delay is more than 3 months, the developer shall cancel the booking on his sole discretion.
- In event of cancellation, refund would be given only after the said unit has been resold (payment received from new purchaser) & that to after deducting a sum of Rs. 2,50,000/- as a token cancellation charge.
- All refunds, if any, will be made without any interest by local cheque only.

Other Notes

- Few units on 3rd floors are allotted open terrace rights on a nominal payment at the discretion of developer.
- Monthly maintenance expense shall be effective from time building use permission (BUP) is issued from local authority.
- **The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.**
- The company shall strictly execute the work as per the decided specifications & shall not entertain any kind of alteration or modifications at any stage.
- In case of any kind of alteration/modifications carried out by the client in his own capacity, no labor charge credit shall be given.
- Any Changes in plumbing work are strictly not permitted.
- Subject to Ahmedabad Jurisdiction.



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