SAVVY SWARAAJ: High Street Retail Annexe

High Street Retail Annexe is planned as a shopping and entertainment destination that will cater to not only the huge populace within the Savvy Swaraaj Township but also the localities of Jagatpur and Gota.

Strategic Location & Catchment:

High Street Retail Annexe is well positioned at the heart of the bustling neighbourhood near Phase 01 of Savvy Swaraaj – Sports Living Township on the 100 Feet Road.

It is set to become one of the most desirable shopping destination which will have access to over **25000 families** in a single location with the most modern infrastructure and well planned roads. The upcoming population density in a single location will be higher even than Prahladnagar or Gurukul.

Availability: Shops on the Ground Floor 100 Feet Road Facing.

All shops are placed overlooking the Main Road providing excellent visibility.

* Sale Price = Unit Rate x Super Built Area.

Note:

1. All payment by A/C payee Cheques / Demand Drafts / Bank pay-slips only payable at Ahmedabad and in favour of **"SAVVYSIDDHI REALTY & INFRASTRUCTURE LLP"OR"SSRI LLP"**.
2. Stamp Duty, Registration Fees shall be borne by the applicant/s on actual basis. GST, Service Tax, or any other levies, taxes or duties imposed by Statutory Authorities shall be borne by the applicant/s as per actual as and when applicable.
3. The retail product mix will be subject to terms and conditions laid out by the management of the Savvy Swaraaj – Sports Living Township norms and subject to KYC (Know Your Customer) Norms.
4. All charges shall be on the Super Built-up Area of the unit. For details of carpet area, please refer the area sheet.
5. Cancellation of booking shall incur penalty charges.

SAVVY SWARAAJ: High Street Retail Annexe

Additional Charges :	
Infrastructure Development Charges (IDC)	₹100/- (per sq. ft.)
AMC, Electric Charges and Legal Charges	₹100/- (per sq.ft.)
Maintenance Deposit	₹50/- (per sq. ft.)
Maintenance charges for society (Two years charges to be paid on offer of possession)	₹2/- (per sq. ft.)/per month
Miscellaneous Charges (Non-Refundable)	₹9,000/- (Lump sum)
Other Charges	₹1.5 Lac

* Area in sq.ft. mentioned is Saleable Area
# Basic Sale Price = Unit Rate x Saleable Area.
Total Consideration – Basic Sale Price + IDC + AMC, Electric & Legal Charges + Miscellaneous Charges

PAYMENT SHCEDULE
CONSTRUCTION LINKED PAYMENT PLAN

Tentative Construction Schedule	Payment in %
On Application	2 Lakhs
Within 30 days from the date of booking	10% of the Total Consideration + GST (excluding Application Amount)
Within 60 days from the date of booking	20% of the Total Consideration + GST
On Completion of Plinth Level	15% of the Total Consideration + GST
On Completion of 1st Floor	25% of the Total Consideration + GST
On Completion of 2nd Floor	5% of the Total Consideration + GST
On Completion of 3rd Floor Slab	5% of the Total Consideration + GST
On Completion of the Walls, Internal Plaster, Floorings, Doors and Windows of the said Commercial	5% of the Total Consideration + GST
On Completion of the Sanitary fittings, Staircases, Lift wells, Lobbies upto the floor level of the said Commercial	5% of the Total Consideration + GST
On Completion of External Plumbing and External Plaster, Elevation, Terraces with Water Proofing of the said Commercial	5% of the Total Consideration + GST
On Offer of Possession	5% of the Total Consideration + GST + Maintenance Deposit + Maintenance Expense + Other Charges (if any) + Government Levies

* The price of the RETAIL OUTLET and other charges are calculated on the basis of the super built-up Area which includes the pro-rata share of the common areas. For carpet area please refer to the area chart.

MASTER LAYOUT PLAN



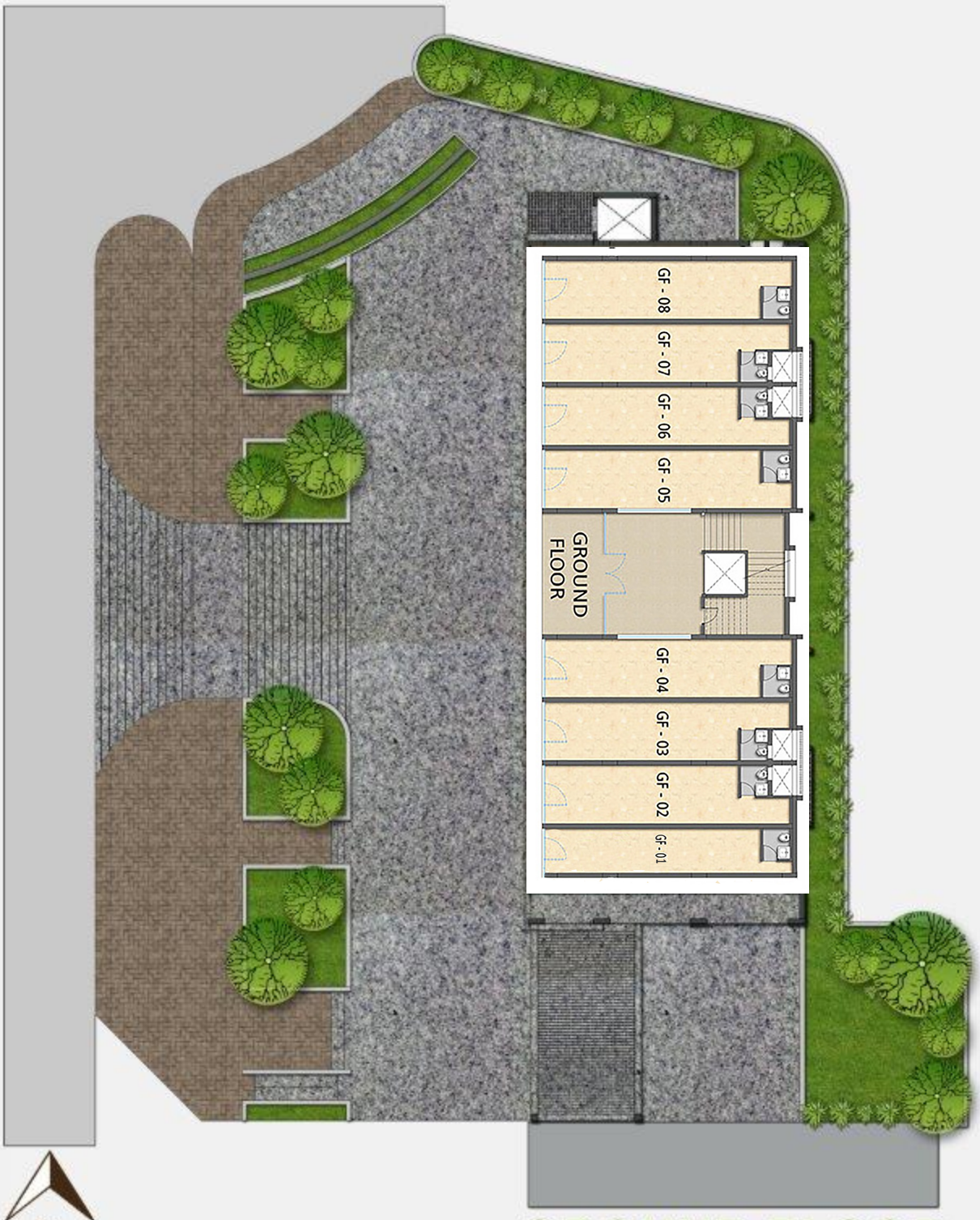
Note :
This Layout is for the purpose of understanding and to acquaint the prospective buyer of the overall location/surrounding/layout.

SAVVY SWARAAJ™
SPORTS LIVING


30 mt. Wide Road
High Street Retail Annexe
Savvy Swaraaj
Phase - I Aakanksha
GROUND FLOOR
GF - 01
GF - 02
GF - 03
GF - 04
GF - 05
GF - 06
GF - 07
GF - 08

SAVVY
SWARAAJ™
SPORTS LIVING

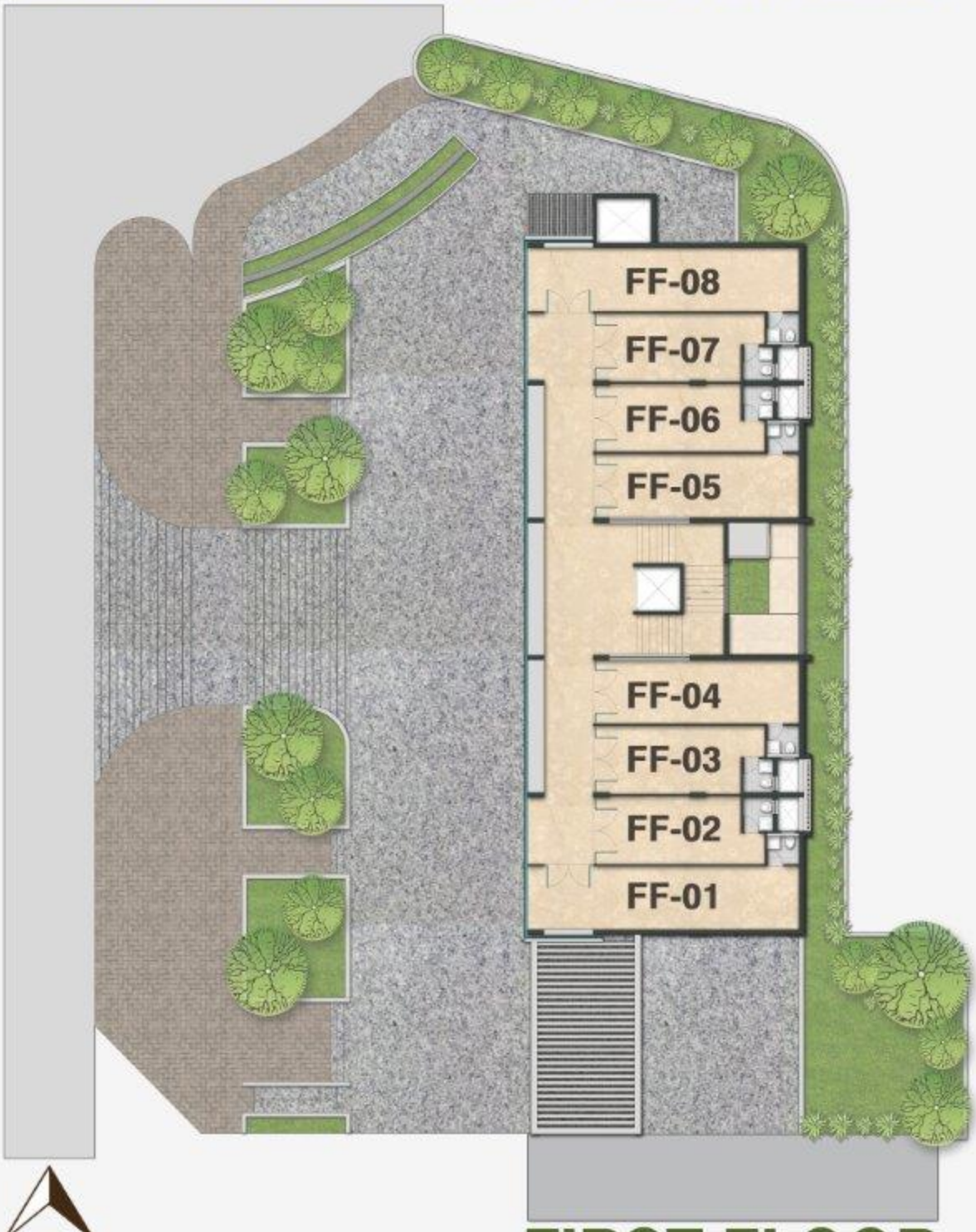
HIGH STREET RETAIL ANNEXE



GROUND FLOOR

SAVVY
SWARAAJ™
SPORTS LIVING

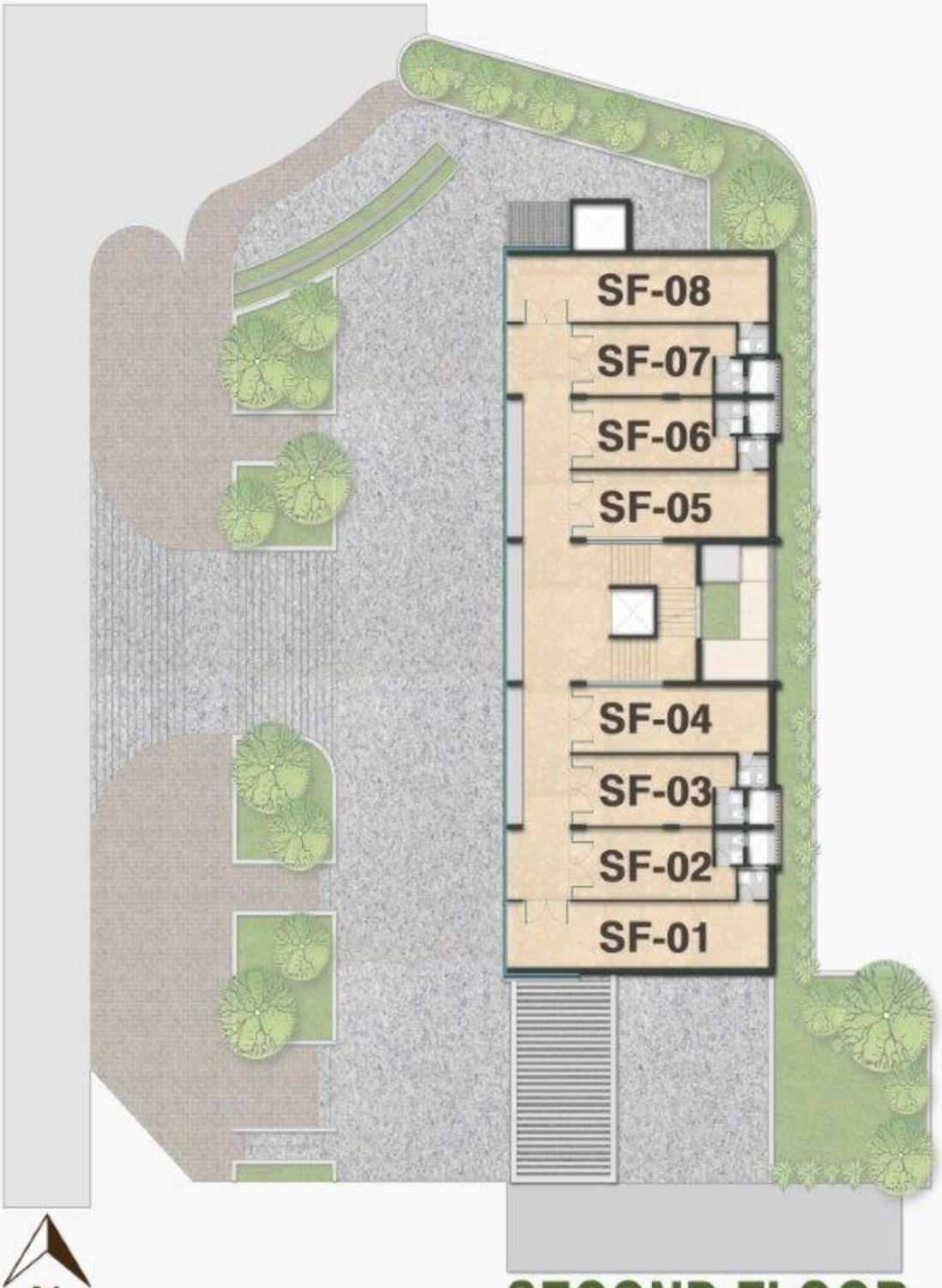
HIGH STREET RETAIL ANNEXE



FIRST FLOOR

SAVVY
SWARAAJ™
SPORTS LIVING

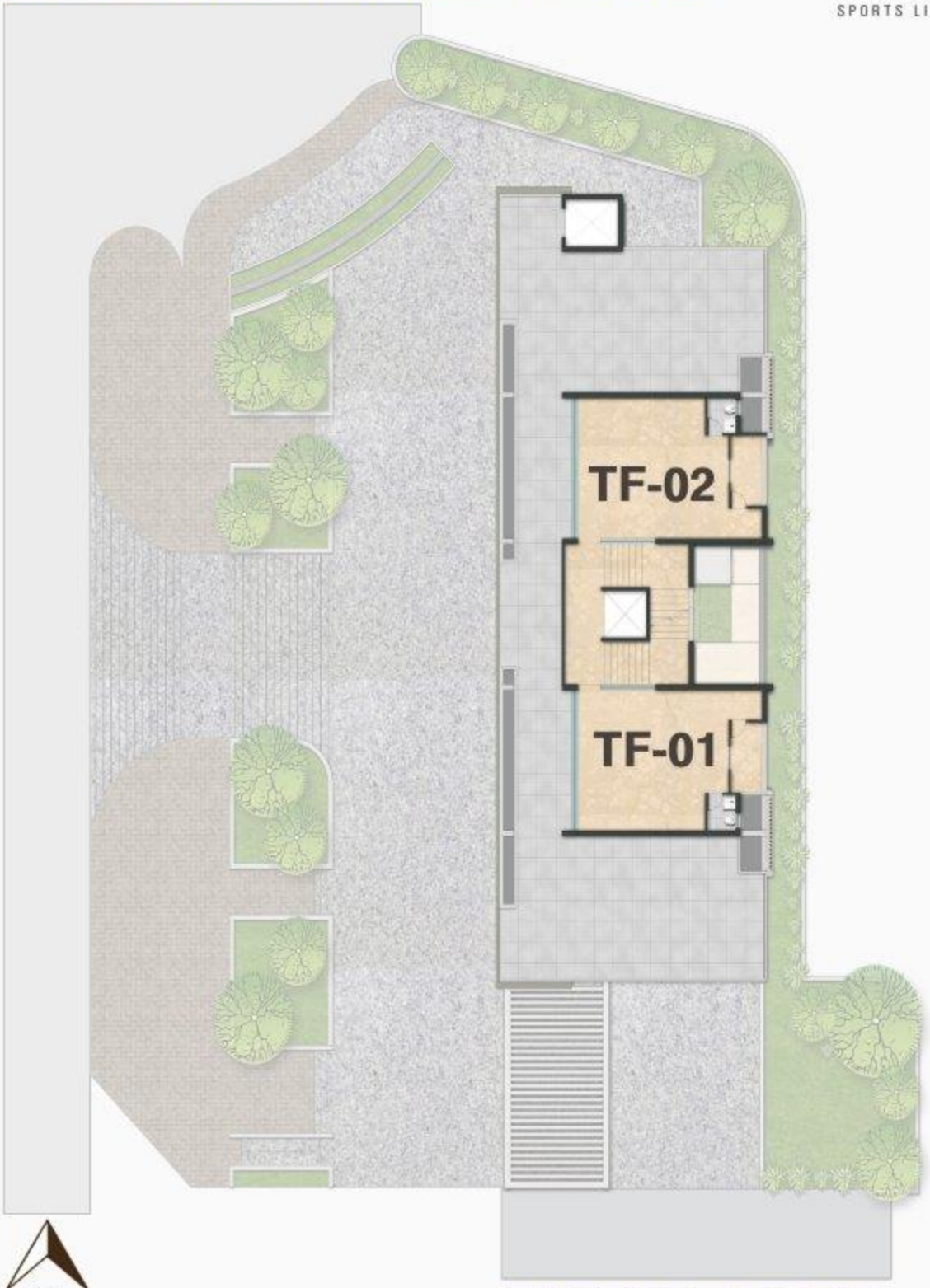
HIGH STREET RETAIL ANNEXE



SECOND FLOOR

SAVVY
SWARAAJ™
SPORTS LIVING

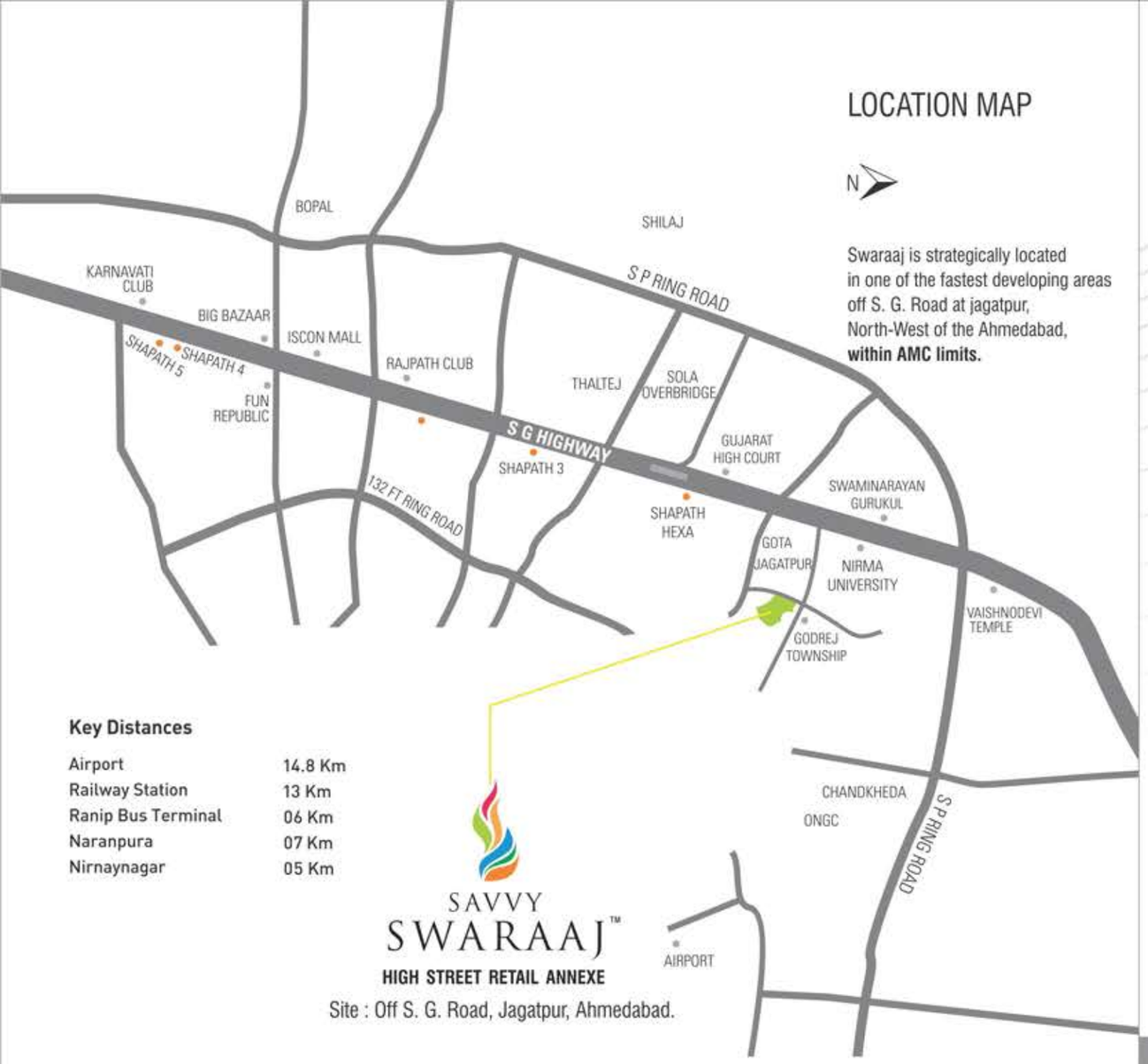
HIGH STREET RETAIL ANNEXE



THIRD FLOOR


LIC
VASTU
CURRY MANJILL
RETAIL
blue pond signs
TRANCE
COUNTRY STORE
Pizza Hut
Pizza Hut

LOCATION MAP



Swaraaj is strategically located in one of the fastest developing areas off S. G. Road at jagatpur, North-West of the Ahmedabad, **within AMC limits.**

Key Distances

Airport	14.8 Km
Railway Station	13 Km
Ranip Bus Terminal	06 Km
Naranpura	07 Km
Nirnaynagar	05 Km

SAVVY SWARAAJ™
HIGH STREET RETAIL ANNEXE
Site : Off S. G. Road, Jagatpur, Ahmedabad.



SAVVY

Joint Venture Partner
SHREE SIDDHI GROUP

Savvy Siddhi Realty & Infrastructure LLP
B 900 Shapath - 4, Opp Karnavati Club,
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RERA NO. :
RERA WEB. : www.gujrera.gujarat.gov.in

SAVVY SWARAAJ™
HIGH STREET RETAIL ANNEXE

SAVVY SWARAAJ HIGH STREET RETAIL ANNEXE

Specifications:

FLOORING
2’ X 2’ Vitrified Tiles

TOILET
Toilets - Ceramic Tile Dado up to 4’ -0”.
Good quality sanitary fixtures and fittings
Concealed plumbing

DOOR / WINDOW
Door / Window in Good qualities in Wooden / Glass, Toilet – with wooden flush door

WALL FINISHES
Exterior – Sand-face Plaster with exterior grade paint
Internal Walls – Putty Finish

ELECTRIFICATION
Single phase concealed copper wiring with necessary points.

STRUCTURE
RCC frame structure.

WATER & DRAINAGE
Rigid PVC pipes for drainage & water supply.

*Specifications and other details mentioned herein are subject to change without prior notice

SAVVY SWARAAJ: High Street Retail Annexe

Area Chart

Sr. No.	Unit No.	Floor	RERA Carpet Area (sq.mtr.)	RERA Carpet Area in sq.ft.	Super Built-up Area (sq.ft.)
GROUND FLOOR - RETAIL					
1	GF-1	Ground	18.07	194.43	325
2	GF-2	Ground	34.02	366.06	615
3	GF-3	Ground	33.75	363.15	610
4	GF-4	Ground	37.79	406.62	680
5	GF-5	Ground	37.79	406.62	680
6	GF-6	Ground	33.76	363.26	610
7	GF-7	Ground	33.73	362.93	610
8	GF-8	Ground	34.32	369.28	620
FIRST FLOOR - RETAIL					
1	FF-1	FIRST	38.4	413.18	690
2	FF-2	FIRST	24.52	263.84	445
3	FF-3	FIRST	24.51	263.73	445
4	FF-4	FIRST	29.31	315.38	530
5	FF-5	FIRST	29.31	315.38	530
6	FF-6	FIRST	24.51	263.73	445
7	FF-7	FIRST	24.53	263.94	445
8	FF-8	FIRST	38.4	413.18	690
SECOND FLOOR - RETAIL					
1	SF-1	SECOND	38.91	418.67	700
2	SF-2	SECOND	24.51	263.73	445
3	SF-3	SECOND	24.51	263.73	445
4	SF-4	SECOND	29.31	315.38	530
5	SF-5	SECOND	29.31	315.38	530
6	SF-6	SECOND	24.51	263.73	445
7	SF-7	SECOND	24.51	263.73	445
8	SF-8	SECOND	38.91	418.67	700
THIRD FLOOR - OFFICE					
1	TF-1	THIRD	46.32	498.40	835
2	TF-2	THIRD	46.32	498.40	835