Powered by

NEBULA SLICE | FORREST trails

1. **Nature of Project:** 643 Luxurious Farmhouses

2. **Master planners & Architects:** Mr. Aniket Bhagwat
   Mr. Snehal Suthar & Ms. Bhadri Suthar Mr. Hiren Patel
   Mr. Dhaval Patel
   Mr. Bobby Sujansingani

3. **Location:** Adroda Road, Bavla – 382220, Ahmedabad
4. **Plot Area:** 883 Sq.Yards onwards

YMCA CLUB MEMBERSHIP SALIENT FEATURES:

- Each plot / villa owner gets complimentary club membership at YMCA SG Road & proposed YMCA club at Forrest Trails, Chabasar.
- These club memberships are transferable to the new buyer of the plot / villa at Rs 0/- transfer fees.
- Such transfers at Rs 0/- transfer fees will be perpetual in nature.

5. **Additional Charges:**

- Preferential Location Charge (PLC)
  1. Corner / Road -- Rs. 300 per Sq. Yd.
  2. Near to amenities -- Rs. 500 per Sq. Yd.
  3. Both -- Rs. 700 per Sq. Yd.
  4. Lake Facing -- 1000 & 1300 per Sq. Yd.

- Development Charges -- Rs. 2000 per Sq. Yd.
- Amenities Charges: Rs. 3,00,000
- Maintenance Deposit: Rs. 200/ Sq. Yard.
- Recurring Maintenance Charges: Estimated at Rs. 30 /Sq. Yard. / Year. Final amount will be decided at the time of possession.

6. **Government Levies & Other Levies:** Monthly Maintenance Charges, Maintenance Deposit, Stamp Duty, Registration Charges, Taxation, Legal Charges or any other kind of Govt. Levies are to be borne by member as actual, as and when applicable.

Payment Terms & Conditions:
Payment by Cheque/D.D. in favor of "**PACIFICA INFRAPLUS LLP**"

- 100% payment in 12 months from Date of Booking for Land.

7. **Loan Availability:** Files available for bank loan as per individual bank's lending norms.

8. **Other Terms and Conditions:**

- The Developer reserves the right to change, revise and make any Kind of modification, additions, omissions or alterations in the scheme as whole or any part thereof at their sole discretion.
- **The Developer** reserves the right to cancel the allotment and forfeit payments paid, if the amounts are not paid as per the terms of booking. In case the applicant desires to withdraw the booking, 10% amount + GST would be held as Cancellation fee.
- All refunds if any will be made without interest by local cheque only.
- The Terms & Conditions of sales would be as per our Standard Buyer Agreement.
- The Brochure is only for the advertisement and shall not be considered as part of legal document.
- Prices are subject to change without prior notice at the sole discretion of **Nebula Slice** and the prices ruling on the date of booking shall be applicable even though negotiations are going on in the process.
- Acceptance of request, if any, for transfer of booking from unit to unit, or project to Project, is at the discretion of **Nebula Slice** The transfer fees would be charged extra by the company, and can be varying from time to time.
- For any kind of alternations required, no labor charge credit shall be given.
- No unit will be considered allotted without payment of full booking amount.
- Changes in plumbing work will not be allowed of any kind.
- Any alterations shall be charged extra.
- The dimensions shown in brochure are approximate.
- Delay in payment shall attract 10.5% interest on yearly basis on overdue amount.
- Subject to Ahmedabad Jurisdiction.

NEBULA INFRASPACE PVT. LTD.
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