

BEAUTY AND STRENGTH IN EVERY SQUARE FEET

STRUCTURE

The structural design has been constructed with Steel from well known mills such as Agha Steel/Amreli Steel etc. We have used sulphate resistant cement in the foundation and cement in the super structure, while all the Blocks used in the construction works are machine made. External plaster is in two layers, and internal surfaces plaster is in the ratio 1:4. The project is supervised by professional engineers collectively having more than 25 years of experience. Full record of quality tests and control will be available for ready reference.

FLOORING

- Imported Procelain Tiles Flooring 24"x24".
- Tile skirting 4" high.
- Stair steps in one piece marble.

DOORS

- Wooden door frames.
- Main Entrance Door Solid Panel.
- Semi Solid Doors with Malaysian skin ply.
- Imported good quality door locks or equivalent top of the line local locks.
- Good quality door beading.

WINDOWS

- Deluxe aluminum section with fly proofing.
- 5mm tinted glass in windows.
- Aluminum Ventilators with frosted glass.

PLUMBING & FITTINGS

- The plumbing design of the apartment is made by professional engineers.
- Hot and cold water lines with PPRC pipes UPVC pipes in soil and waste water lines.
- IFO equivalent fixtures in all toilets.
- Chromed Cp fittings, Make - Classic or equivalent export quality stainless steel sink bowl in kitchen.

ELECTRICAL

- The electrical design of the apartment has been made by professional engineers. It has been done bearing in mind the load and taking into - free living.
- Total Concealed wiring.
- Best quality wire will be used.
- Imported (equivalent) switches will be used.
- DB with indicator lights will also be fitted with change over switch.
- Pre-built AC wiring and drain for split units in all bedrooms and drawing room.
- Points cabling for internet.
- TV point with cable wiring in all bedrooms and lounge.
- Telephone points in lounge and master bed.
- Kitchen to have three pin points for small appliances.
- Fridge point.
- Deep freezer point.
- Washing Machine Point.
- Pre-wired for UPS and Generator.
- Each Bathroom will have two light points, exhaust fan point and one plug point.
- Drawing room will have three light points, one fan point, one AC point and two plug points.
- Light points in spaces such as balconies store, entrance, etc.

PAINT

- Slabs to be painted with matte finish of best quality All internal wall surfaces will be painted by matte finish.
- All external wall surfaces will be painted with Weather Shield.
- Main Entrance Solid Door with Good Quality Polish.

PROJECT HIGHLIGHTS

- 2, 3 & 4 bedrooms apartments.
- Separate reception lobby for apartments.
- SPA & steam bath area.
- Four high speed passenger & cargo lifts.
- Standby generator connection for every apartment.
- 24-hour well-guarded entrance.
- Intercom link with each apartment.
- Covered car parking for each apartment.
- Visitors covered car parking space.
- Visitor lounge with juice bar.
- Gymnasium.
- Children Indore Games
- Children library.
- CCTV for 24 hours vigilance.
- Fire safety system.
- Dedicated mailbox.
- Prayer area.
- Drivers sitting area.



PAYMENT SCHEDULE

Name:		S/o, W/o, D/o,:													
Contact #															
Apartment #				Type:				Floor:							
Unit Price:				Extras:											
Total Price:				D.C Charges											
Booked by:								Dated:							
CNIC #								—							—
Read, Understood & Accepted															
Signature										Thumb					

IMPORTANT NOTE:

1. All extra charges will be payable within 120 days from the date of booking.
2. Documentation charges for sub- lease, connection charges for electricity, transformer, gas line, water and sewerage, G.S.T if applicable, stand by generator, outer development, landscape, fire fighting system, club house, indoor games and entrance lobbies will be charged extra, as and when demanded.
3. The Allocation of Apartment shall remain provisional until full & final payment is received by the builder.
4. All payments and installments must be paid 10th of every month through Cash/Payees Account Cheque/Pay Order or Demand Draft in favor of (M/S. Shams Builders & Developers)
5. The Apartment Sizes included Walls.
6. Extra Covered Area of terrace will be charged Rs 3500 per Sq.ft. (Only First Typical floor)
7. Servant Quarter Optional

DISCRIPTION	TYPE PLATINUM 4 Bed+ DD + Lounge G. Covered Area: 3,577 Sq. ft	TYPE PLATINUM-I 4 Bed+ DD + Lounge G. Covered Area: 2,928 Sq. ft	TYPE PLATINUM-2 4 Bed+ DD + Lounge G. Covered Area: 2,902Sq. ft	TYPE DIAMOND 3 Bed+ DD + Lounge G. Covered Area: 2,675 Sq. ft	TYPE DIAMOND-I 3 Bed+ DD + Lounge G. Covered Area: 2,653 Sq. ft	TYPE GOLD 2 Bed+ DD + Lounge G. Covered Area: 1,652Sq. ft	TYPE GOLD-I/2 2 Bed+ DD + Lounge G. Covered Area: 1,561 Sq. ft	TYPE GOLD-3 2 Bed+ DD + Lounge G. Covered Area: 1,526 Sq. ft
On Booking	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 750,000	Rs. 750,000	Rs. 750,000
On Allocation	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,500,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 750,000	Rs. 750,000	Rs. 750,000
On Start of Work	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 1,000,000	Rs. 750,000	Rs. 750,000	Rs. 750,000
Per Month	(200,000 x 42)	(165,000 x 42)	(165,000 x 42)	(155,000 x 42)	(155,000 x 42)	(100,000 x 42)	(87,000 x 42)	(80,000 x 42)
42 Installments	Rs. 8,400,000	Rs. 6,930,000	Rs. 6,930,000	Rs. 6,510,000	Rs. 6,510,000	Rs. 4,200,000	Rs. 3,654,000	Rs. 3,360,000
On Slabs Casting	(500,000 x 14)	(350,000 x 14)	(350,000 x 14)	(350,000 x 14)	(350,000 x 14)	(200,000 x 14)	(200,000 x 14)	(200,000 x 14)
14 Installments	Rs. 7,000,000	Rs. 4,900,000	Rs. 4,900,000	Rs. 4,900,000	Rs. 4,900,000	Rs. 2,800,000	Rs. 2,800,000	Rs. 2,800,000
On Block Masonry	Rs. 600,000	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 400,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Electric Work	Rs. 600,000	Rs. 500,000	Rs. 500,000	Rs. 500,000	Rs. 400,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Internal Plaster	Rs. 500,000	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Plumbing Work	Rs. 500,000	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Flooring Work	Rs. 500,000	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Coloring Work	Rs. 500,000	Rs. 400,000	Rs. 400,000	Rs. 350,000	Rs. 350,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Finishing Work	Rs. 500,000	Rs. 400,000	Rs. 350,000	Rs. 320,000	Rs. 320,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
On Possession	Rs. 395,000	Rs. 365,000	Rs. 315,000	Rs. 315,000	Rs. 315,000	Rs. 200,000	Rs. 191,000	Rs. 185,000
TOTAL PRICE	Rs. 23,495,000	Rs. 19,195,000	Rs. 19,095,000	Rs. 17,595,000	Rs. 17,395,000	Rs. 10,850,000	Rs. 10,295,000	Rs. 9,995,000

EXTRA CHARGES

1st to 3rd Floor	Rs. 400,000	Rs. 400,000	Rs. 400,000	Rs. 350,000	Rs. 350,000	Rs. 300,000	Rs. 300,000	Rs. 300,000
4th to 5th Floor	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 250,000	Rs. 250,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
Road Facing	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000
Corner	Rs. 300,000	Rs. 300,000	Rs. 300,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000	Rs. 200,000