

PRE-LAUNCH



Santorini Hues

peace is a rule





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Club House



Extensive Use of Recycled Materials

*This is a special pre launch offer, and subject to changes / amendments / additions / omission as deemed appropriate by us or our architect.



Amenities:

- Paved Gullies, The Santorini Way.
- Traditional Santorini Street Lighting
- Clubhouse with Projector Screen & Discotheque
- Infinity Swimming pool, toddler Swimming Pool & Jacuzzi
- Children Play Area
- Contoured garden, aroma / herbs garden
- Plantation on both side of road.
- Soothing water fountains
- Attractive Main Entrance Gate & Compound Wall



**Paved Gullies,
The Santorini Way.**



**Clubhouse with Projector
Screen & Discotheque**



**Traditional Santorini
Street Lighting**



**Contoured garden, aroma
/ herbs garden**



Children Play Area

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Three Perspectives



Weekend Home
Investment
Self Occupancy



LAY OUT PLAN FOR S. NO-264,
AT: NAVAKHAL
TA: ANKALAV, DIST: ANAND

Plot No.	Plot Area (Sq.Fts.)	Set Back Area (Sq.Fts.)	Total Area (Sq.Fts.)
1	3042	361	3403
2(1)	2865	375 + 431	3671
2(2)	2485	285	2770
3	2113	272	2385
4	2158	245	2403
5	2298	252	2550
6	2116	245	2361
7	2116	259	2375
8	1978	252	2230
9	1945	252	2197
10	2050	270	2320
11	2137	289	2426
12	2898	355	3253
13	3081	-	3081
14	1831	-	1831
15	1918	-	1918
16	2004	-	2004
17	2090	-	2090
18	2133	-	2133
19	2136	-	2136
20	2121	-	2121
21	2118	-	2118
22	2118	-	2118
23	2118	-	2118
24	2118	-	2118
25	2046	-	2046
26	2837	-	2837
27	3310	-	3310
28	1777	-	1777
29	1777	-	1777
30	1777	-	1777
31	1777	-	1777
32	1777	-	1777
33	1777	-	1777
34	1777	-	1777
35	1779	-	1779
36(1)	1837	-	1837
36(2)	2156	354	2510
37	1854	294	2148
38	2145	338	2483

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Weekend Home | Investment | Self occupancy

Investment:

Proven track record of Land appreciating at higher rate on this part of the countryside, as compared to other outskirts. Affluent people of the city have their farmhouses, mostly in this area. Also, rich Charotar neighbourhood with significant NRI population and villages like Bhadran, Anklav, Borsad nearby and easy availability of water ensures that your piece of land will always appreciate faster than other area options.

Weekend Home:

Ideal weekend gateway at just half n hour drive - you are ready to connect to nature, rejuvenate, relax and unwind without worrying about elaborate travel plans.

Self Occupancy:

If you love staying right in the lap of nature 24 x 7, you may choose to do so here coz all the major places and conveniences are just minutes drive from here, be it Vadodara city, Anklav, Borsad or Bhadran.



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Terms & Conditions / Charges:

- 01) Infrastructure cost : Rs. 25000/- or as applicable at the time of booking.
- 02) Consolidated Maintenance Deposit : Rs.25000/- per plot.
- 03) Club House Charges : Rs. 50000/-.
- 04) Service tax extra as applicable.
- 05) Stamp duty and registration charges : 6% or at actual.
- 06) Car parking charges : Rs.25000/- for one space*.
- 07) Documentation expense : Rs. 3500/- or at actual.
- 08) Cancellation can be done within 1 month from the date of booking without assigning any reason. However, booking cancellation and administration charges of Rs. 21000/- will be deducted and the balance amount will be refunded back only after booking of the same plot by another client and upon us receiving the payment in full, from new client, for the said plot.
- 09) Possession will be given after one month from settlement of all accounts.
- 10) Any new central or state government taxes or any other taxes , if applicable now, or in future, will be borne at actual by the client.
- 11) Architects/ Developers shall have the right to change or make amendments in the scheme or any details herein, and any change or revision therein will be binding to all clients.
- 12) Any plans, specifications or information in the representation cannot form legal part of the offer, contract or agreement.
- 13) In order to control our costs and offer our clients a very low cost high quality options, no extra work of customized nature will be undertaken. Only standardized extra work will be undertaken.
- 14) There will be open LT Lines at Santorini Hues, as per MGVC norms, which will reduce cost and also maintain rustic Santorini like look.
- 15) There will be no MGVC Meter connection for open plots. For plots with construction, to pay extra, at actual as applicable at the time of application, approximately Rs. 25000/- as currently estimated for minimum load. Clients can also opt to apply for the MGVC Meter and connection on their own.
- 16) Terms and conditions are subject to change, as decided by us.
- 17) Specifications are subject to change as deemed appropriate by our Architects.
- 18) The project is being developed by ' Navakhal Developers LLP' & managed and marketed by 'Othello Group'. All payments will be in favor of ' Navakhal Developers LLP'.

* Conditions apply

Payment Terms:

PLOT: Token Amount 51000 | 50% of total value payable within 30 days from the date of booking | Balance 50% of the total value payable within 60 days from the date of booking.

PLOT with CONSTRUCTION 25% of Construction Value as Token Amount | 25% on Plinth Civil Work | 25% on Ground Floor/1st Floor Bottom Slab Civil Work 15% Internal & External Plaster | 10% on Flooring Civil Work/the month before taking possession or sale deed execution, whichever is earlier.
100% advance for standard extra work as per Schedule of Charges

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