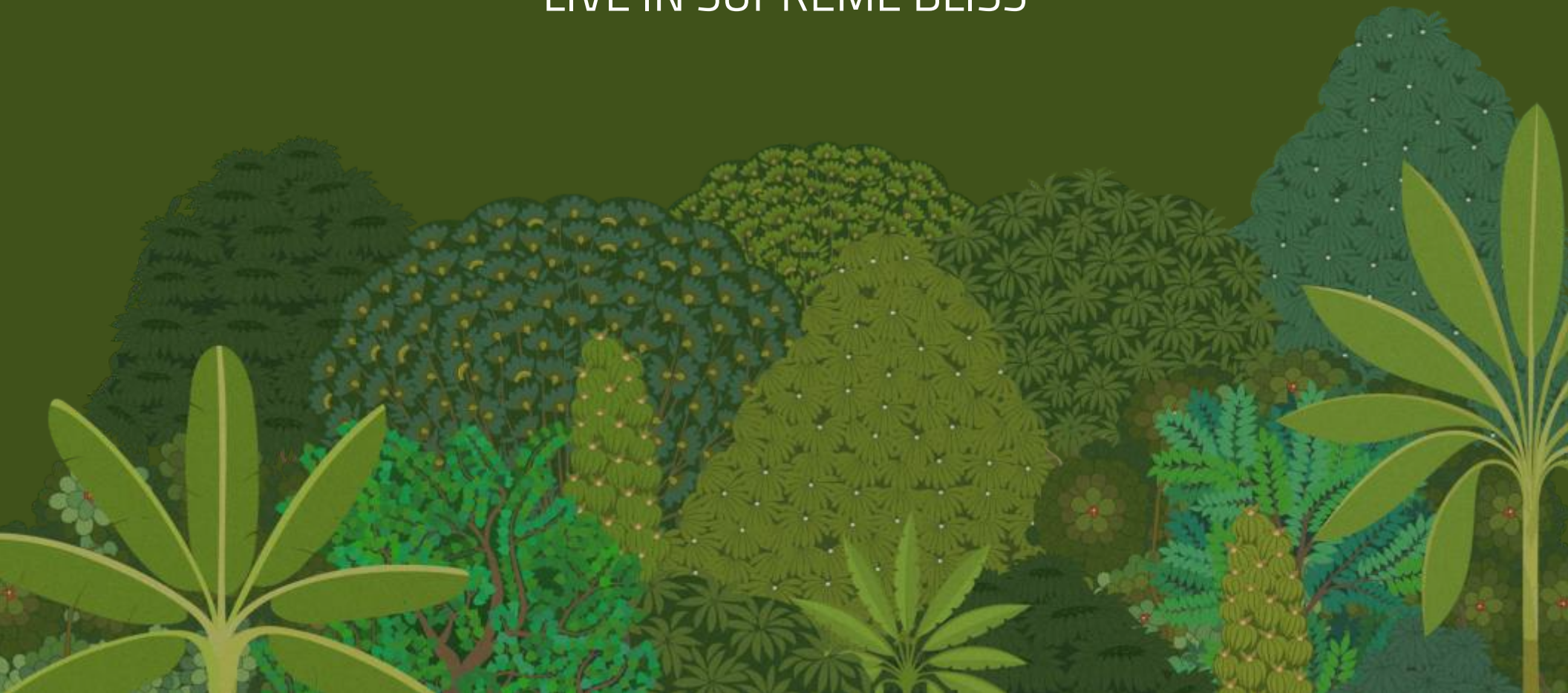


LIVE IN SUPREME BLISS





The good earth

@ KOLAD

Architect & Landscape designer:



SITE PLAN



ROAD

NARMADA CANAL

ROAD

C.O.P

30

29

20

19

10

9

2

1

12 MT WIDE ROAD

← ENTRY

ROAD

31

28

21

18

11

8

3

32

27

22

17

12

7

4

33

26

23

16

12A

6

34

25

24

15

14

5

9 MT WIDE ROAD

ROAD



PLOT AREA TABLE

PLOT NO.	CARPET AREA (SQ.MTR)	CARPET AREA (SQ.YDS)	SALEABLE AREA (SQ.YDS)
1	1738.49	2079.23	2928
2	1333.07	1594.35	2246
3	509.82	609.74	859
4	944.80	1129.98	1592
5	945.46	1130.77	1593
6	504.00	602.78	849
7	504.00	602.78	849
8	532.00	636.27	896
9	1342.69	1605.86	2262
10	1281.99	1533.26	2160
11	532.00	636.27	896
12	504.00	602.78	849
12A	504.00	602.78	849
14	656.64	785.34	1106
15	518.07	619.61	873
16	504.00	602.78	849
17	504.00	602.78	849

PLOT NO.	CARPET AREA (SQ.MTR)	CARPET AREA (SQ.YDS)	SALEABLE AREA (SQ.YDS)
18	532.00	636.27	896
19	636.82	761.64	1073
20	1401.06	1675.67	2360
21	532.00	636.27	896
22	504.00	602.78	849
23	504.00	602.78	849
24	685.97	820.42	1156
25	675.35	807.72	1138
26	532.00	636.27	896
27	532.00	636.27	896
28	644.00	770.22	1085
29	823.74	985.19	1388
30	894.39	1069.69	1507
31	809.22	967.83	1363
32	721.06	862.39	1215
33	792.26	947.54	1335
34	1000.26	1196.31	1685

PROJECT OVERVIEW

1	Developer	Samatva Habitat Infra
2	Project Name	"The Good Earth"
3	Location	Kolad
4	Principal Architect	Hiren Patel Architects (HPA)
5	Project Theme	Forest Theme (Woods and Water)
6	Distance (From Shilaj Circle)	32 kms / Approx. 30 Mins Travel Time
7	Project Size	43081 Sq.yds
8	Plot Size (SBA)	Approx. 800 to 2900 Sq.yds
9	SBA IN PLOTS %	29.00 %
10	No. of Plots	34 Plots.
11	Project Time line	December 2023



LIST OF AMENITIES



Gazebo



Children
Play Area



Box Cricket



Multi Purpose
Sports Court



Developed
Garden



Semi Open
Cafe



Indoor
Game Room



Jogging /
Cycling



Yoga/
Zen Area



Club
House



Seating
Areas with
Pergola



Swimming
Pool



NEARBY LANDMARKS

- Kanjari Deer Park – 12 km (20 Mins)
- New Karnavati Club – 21 km (20 Mins)
- Thol Bird Sanctuary – 19 km (30 Mins)
- New Rajpath Club – 24 km (35 Mins)
- Shilaj Circle – 32 km
- Rancharda – 27 km
- Thol – 17 km
- Medha Chokdi – 9 km

NEARBY CLUSTERS

- Kadi – 15 km
- Khatraj – 24 km
- Vitthlapur – 43 km
- Hansalpur – 33 km



PRICE & ADDITIONAL CHARGES	
Plot Area	Approx 800 to 2900 Sq.yds.
SBA IN PLOTS %	29.00 %
Development Charge	700 Rs/Sq.yds. (Additional Charges)
Maintenance Deposit	200 Rs/Sq.yds. (Additional Charges)
Running Maintenance	3 Rs/Sq.yds. per Month (For 24 Months) (Additional Charges)
PLC Charges	No Such Charges
Advocate Fee	15000 Rs.
Stamp Duty	4.9%*
Registration Fee	1%*
GST	5%*
Villa Options	Studio Villa, 1 BHK Villa, 2 BHK Villa. (Hobby Room Optional)
Villa Construction	Studio Villa Compulsory
	Member will be allowed to construct the villa only through developer and as per the design and guidelines decided by developer with rules and regulations of government.

PAYMENT SCHEDULE

1. Booking Amount - 2,00,000/-
2. 30% of Basic Amount - Within 1 Month (Inc. Booking Amount)
3. 70% of Basic Amount - In 9 Months with Equal Instalment
4. Villa construction chargers will be extra.

Terms & Conditions:

- Additional Charges will be payable at the time of Registration on Plot Area. (Saleable Area)
- Stamp Duty, Registration Fee and GST will be applicable as per Government Norms from time to time.
- The Details, Specifications and figures mentioned in this fact sheet are for indicative representation and description only and not a legal document. The developer reserves the right to make necessary changes without any prior notice. Such changes would be binding to all members.
- In case of plot/villa size differs, the amount shall decrease/increase proportionately.
- Amount towards Land shall be payable in 9 months from date of application/booking. Amount towards construction shall be payable in the next 9 months. Thus the total consideration shall be payable in total 18 months.
- All the drawings, the master plan and the photographs shown are indicative and representative. They may vary at the time of entering the agreement for sale.
- Any payment at this time cannot be treated as acceptance of booking. The developer reserves the right to accept the booking or repay the booking amount any time before executing the agreement for sale.



PROJECT BY



HABITAT

Contact:

Samatva Carnation Infra, 100 Ft Science city-Ognaj road, Near Shreeji Party Plot, B/h Bhagvat Vidhyapith
Mandir, New Science City, Ahmedabad.

mail: samatvahabitatinfra@gmail.com, Call: +91 94095 09930