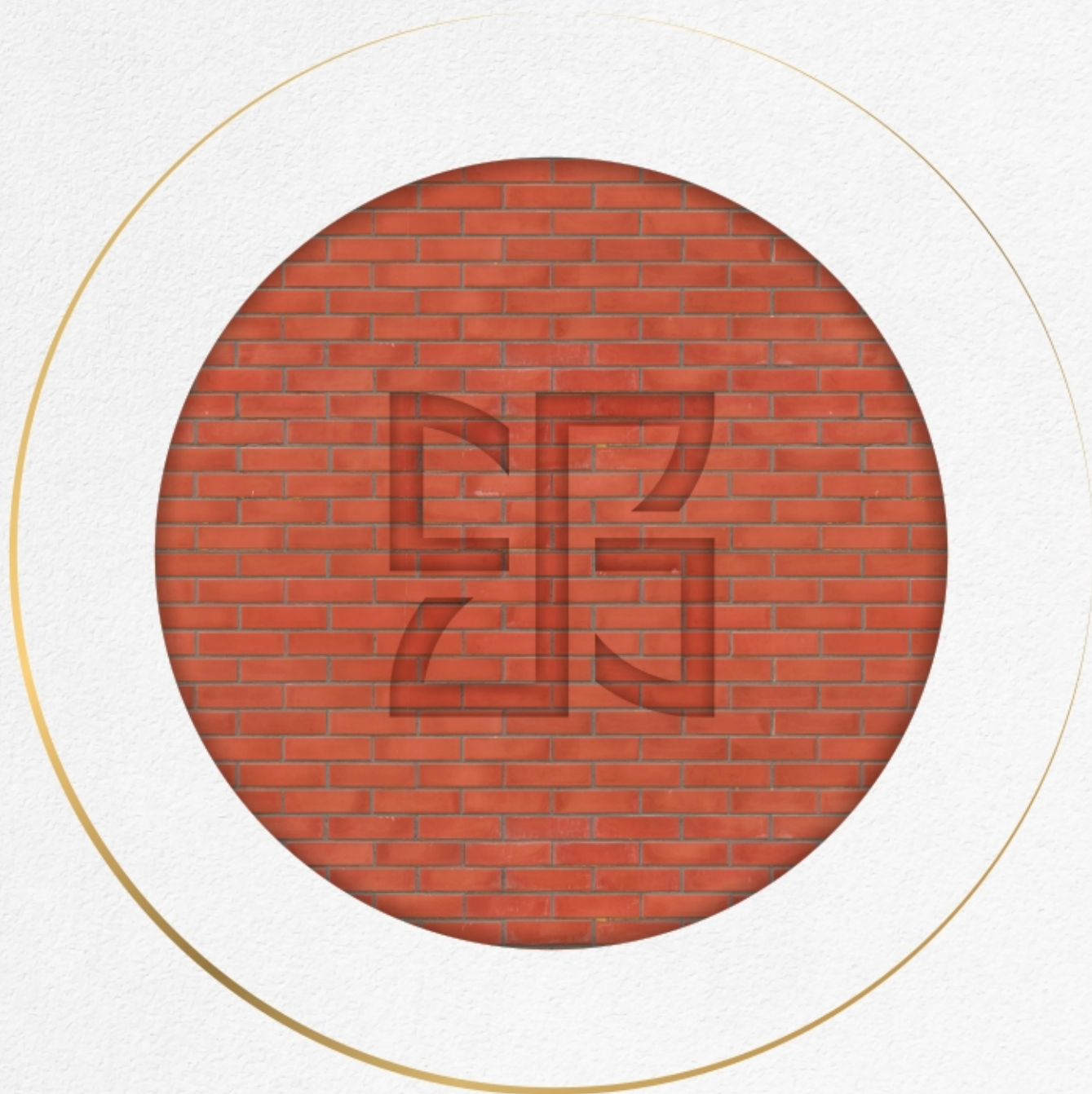




 **Sindur**
VIENNA

Studio Apartments for Hostel
At Ambawadi



5-Storey Building
On a 2-Road Corner Plot

100% PG Model
Fixed Rental Income
Investment

Investment Starting
at **27.58** Lakhs*



* T&C Apply

375 Beds

21 Units Per Floor

Each Room with Attached
Toilet & Bathroom

Basement Parking Facility

Modern Amenities:

Indoor Games

Library

Large-Scale Gym

3 Lifts for Hassle-Free Access

Splash Pool



The logo for Sindur VIENNA features a stylized 'S' symbol above the brand name. 'Sindur' is written in a script font, and 'VIENNA' is in a bold, uppercase sans-serif font.



Sindur
VIENNA





LAYOUT PLAN





UNIT DETAILS

Unit No	Super Built Up Area(sq.ft.)	Amount Per Unit	Rent Per Month
101-501	461	3227000	24203
102-502	588	4116000	30870
103-503	588	4116000	30870
104-504	599	4193000	31448
105-505	599	4193000	31448
106-506	599	4193000	31448
107-507	599	4193000	31448
108-508	517	3619000	27143
109-509	603	4221000	31658
110-510	491	3437000	25778
111-511	491	3437000	25778
112-512	603	4221000	31658
113-513	560	3920000	29400
114-514	394	2758000	20685
115-515	599	4193000	31448
116-516	599	4193000	31448
117-517	599	4193000	31448
118-518	599	4193000	31448
119-519	599	4193000	31448
120-520	788	5516000	41370
121-521	543	3801000	28508
Total :	12018	84126000	630945

 Sindur
VIENNA



* T&C Apply



SPECIFICATIONS

Structure



- Quality controlled and earthquake resistant RCC frame work structure.
- Professionally water-proofed terrace.

External & Internal Finishes



- Polymer textured external walls with premium acrylic paint.
- Smooth finished plastered internal wall with white cement-based putty.

Flooring & Tiling



- Bigger size vitrified tiles in drawing, dining, kitchen, passage & all bed rooms.
- Large size premium quality tiles up to lintel level in all bathrooms and kitchen.

Door & Windows



- Decorative veneer finished main door with premium hardware.
- Good quality door in all bedrooms.
- Good quality wooden jamb frame for all doors.
- Premium quality alluminum section windows.

Security



- CCTV surveillance in common area.

Plumbing & Sanitaryware

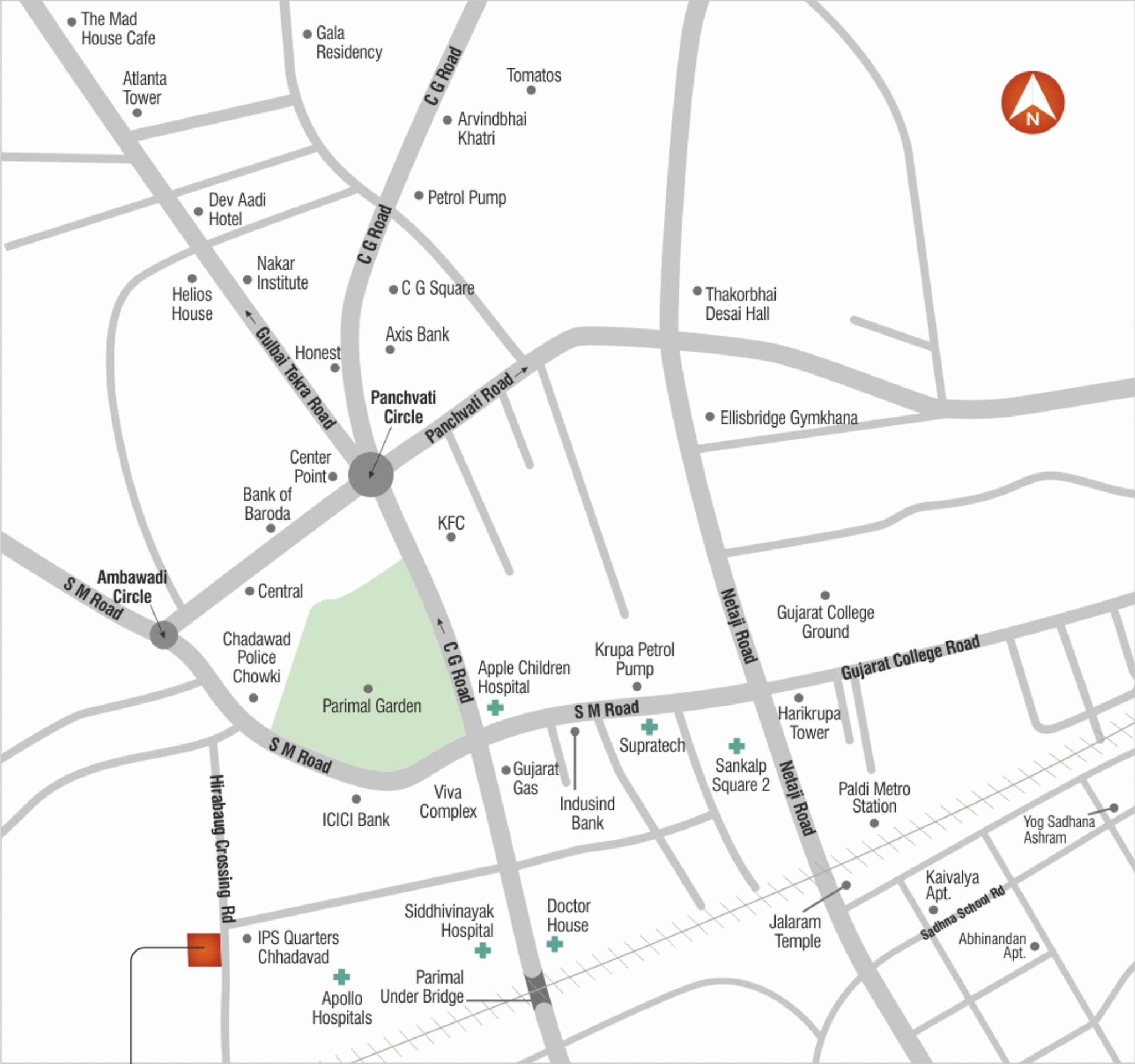


- 24x7 water supply.
- Premium quality sanitaryware & CP fitting in all bathroom.
- Premium brand C-PVC/U-PVC pipes & fittings.

Electrical



- 3 Phase concealed electrical copper cabling (ISI. fire retardant) with ample electrical points with MCB & ELCB protection.
- Premium quality modular switches.
- Provision for DTH-TV connectivity.
- Provision for hi-speed internet connectivity.



Opp. IPS Quarters, Chhadavad, Hirabaug Railway Crossing Rd
Ambawadi, Ahmedabad



Terms & Conditions

9 Year Lease
9 % Assured Return
Payment Linked Return
Possession: December 2026*

Payment Terms

D.P. Plan: 1 Months

Additional Charges

GST-1%
Stamp Duty & Reg. 5.9%
Legal Charges 20000/-

Documents to be Executed

Agreement to Sell
Sale Deed
M.O.U.

Developer
C.N INFINITY LLP

Contact
+91 92747 45679
+91 96620 36492

Architect
S.MEVADA
ARCHITECTS
Ahmedabad

