

The Amrapalli Garden



The Amrapalli

The Dream Destination...



The Amrapalli Garden

The Amrapalli Garden is located in between Bhubaneswar and Cuttack on Nakhara – Konark Highway near Kuranga Sasan, an isolated place, about 9 kms away from Phulnakhara. The project is about 20 minutes drive from Bhubaneswar and also from Cuttack.

It facilitates a home away from home in complete natural view with all modern amenities within the Twin City.

Project, The Amrapalli Garden ideally placed besides Orissa's only composite Water & Amusement Park creates a perfect choice for homely amusement.



Facilities available in Amrapalli Resort

- Air Conditioned Conference Halls.
- Marriage Mandap within water Body.
- Air Conditioned Restaurant.
- Open Air Garden Restaurant.
- Recreational Stage.
- Musical Dance Floor.
- Huge Parking Space.
- Generator Back-up power supply.
- Round the clock water supply.
- Intercom & Local/STD facility.
- TV, Refrigerator, Sky Cable, A/C points in all Living & Bedrooms.
- Round the Clock Security.
- Swimming Pool.
- Rain Dance & Kid water Pool.
- Amusement Park.
- Shopping Kiosk.
- Health Club with Jacuzzi and Spa.
- Water Boating.
- Excellent Landscapes.
- Lawn Tennis & Basket Court.
- Indoor Games.
- 100% Lease-back facility.

MATERIALS

STRUCTURE

- RCC Structure with brick filler walls.

FLOORING

- Design range 20"X20" Ceramic Tile flooring inside Bungalow and Kota/Cement Tile at outside and Common area.



WALLS

- Plaster of Paris and Oil-bonded distemper on all internal walls and weather proof paints on external walls.

DOORS

- Laminated Flush type Water proof door with Salwood 5"X2" Choukath. Premium quality Fittings & Fixtures.

WINDOWS

- Aluminium Anodized frames with Glazed sliding shutters and MS grills.

KITCHEN

- Granite platform with Stainless Steel Sink.
- Wall above the platform finished with concept Ceramic tiles.
- Adequate provision for equipments & Chimney,
- Ceramic designer floor tile.



TOILETS

- Anti-skid Ceramic tile flooring.
- Hot Cold shower mixers.
- Concealed premium quality PVC Fittings.
- Premium Quality Ceramic Wares & C.P. Fittings.
- Premium quality Toilet fixtures.
- Ceramic concept wall Tile till Rooftop.

ELECTRICALS

- Concealed electrical wiring with single core copper cables of reputed ISI brand.
- Modular concealed fittings & Face plates switches/sockets.
- Power point for A.C in all Bed & Living Rooms.
- Power point for Geyser in all Toilets.
- Modular Circuit Breakers for all power points.





CUTTACK



← 09 KM → KURANGA SASAN

ROAD MAP

NAKHARA



OLATPUR

JAGANNATH
TEMPLE



SANSKRIT
SCHOOL

33 KV
GRID

AMRAPALLI



BHUBANESWAR

The Amrapalli Resorts

Corporate Office :

B-16, 1st Floor, Sahid Nagar, Bhubaneswar - 751007, Orissa.
Tel./Fax. : 91 - 674 - 2547453/2547240

Project Site :

Kuranga Sasan, Phul Nakhara - Olatpur Highway, Cuttack,
Orissa. Tel : 91 - 671 - 2856300, 2856400
Email : info@amrapalli.com, theamrapalliresorts@gmail.com,
URL : www.amrapalli.com



TERMS AND CONDITIONS GOVERNING ALLOTMENT OF DUPLEX IN THE RESIDENTIAL COMPLEX STYLED AS

“The Amrapalli Garden”

1. The applicant(s) (intending purchaser) has/have applied for allotment of a Duplex in “The Amrapalli Garden” Residential Complex with full knowledge of all laws, regulations and notifications as applicable to the Area and to the Complex, which also have been explained in detail by the builder (vendor) and understood by the applicant(s).
2. The applicant(s) is/are fully aware of the rights & interest of the builder in the Project and the Project land and its limitations and obligations.
3. The applicant(s) has/have fully verified and satisfied about the genuineness, validity and marketability of the title of the land over which the above Complex is proposed to be built and accordingly no objections, investigations or questions will be raised by the applicant(s) in this respect at any time in future.
4. a) The builder will construct the building in conformity with the building plans approved by the Bhubanoswar Development Authority.
b) The construction specifications shall be as given in the Brochure relating to the project and/or as may be changed/amended by the Builder from time to time.
c) The builder shall have the right to effect changes/alternations in the building plans if considered necessary and as a consequence thereof, the saleable area is increased or decreased, the total cost of the Duplex will stand suitably revised and it will be incumbent upon the applicant(s) to accept the same.
d) In the event the builder is unable to allot the particular duplex unit applied for, the builder shall make an offer in any other block(s)/project either existing or may likely to come up in future, not necessary in the same complex/area and if the applicant(s) is/are not willing to accept the same, the builder shall refund the amount paid by the applicant within a period of 90 days without any interest.
e) The builder in his absolute discretion may make such changes/variations as may be required by the concerned authorities or deemed necessary or advisable during the course of construction without substantially altering the dimensions of the said Duplex/floor area, car parking space to be constructed for the applicant(s) and the applicant(s) shall not raise any objections or questions about the same.
5. In the event of the builder acquiring adjacent land and undertakes to construct additional buildings, such additional buildings shall be deemed to be an extension of the present project styled as “The Amrapalli Garden” and the common areas like roads, street lights, sewerage systems, parks, and other facilities contemplated to be provided for the present complex shall be equally used and enjoyed by the owners/lessees of the blocks/apartments that may be constructed in future and the applicant(s) shall not raise any objections whatsoever in this regard.
6. It is expected that possession will be handed over within 12 months from the date of commencing construction.
7. a) The purchaser shall not substitute his/her name and of the nominee, if any, without the prior approval of the Builder.
b) Also, the purchaser shall not assign/transfer the interest in the land as well as the duplex being constructed thereon till it is completed without the prior permission of the builder. However, for availing of home loan from financial institutions, such assignment/mortgage may be created with the approval of the builder during its construction.
8. All expenses relating to the execution of the sale deed shall be in accordance with the rates prescribed/fixed by the Govt. authorities and shall be borne by the purchaser(s), which shall be in addition to the cost of the Duplex agreed upon.
9. The purchaser shall pay the total cost of the Duplex strictly in accordance with the payment schedule agreed to and in case the installments are delayed, then the purchaser(s) has/have to pay interest @ 18% per annum. Such installments have to be paid within 30 days from their due dates and in case they are still not paid, the builder reserves the right to cancel the allotment and refund the amount paid without any interest after deducting Rs.10,000/- as cancellation charges.

10. In the event of the purchaser(s) deciding to cancel the allotment for any reason whatsoever, at any point of time after booking, the builder shall deduct Rs.10,000/- towards cancellation charges and refund the balance amount without any interest, after 90 days subject to re-allotment/sale of the Duplex to others.
11. Taxes and levies like VAT, Service Tax etc. as levied by the Govt./authorities from time to time shall be borne and paid by the purchaser(s) extra.
12. After allotment of the duplex any additional or any increase in taxes, charges or new taxes, charges that may be levied by the Government/Local Bodies/Competent Authorities shall be borne by the purchaser(s).
13. Every purchaser is bound to be a member of the Duplex Owners Association to be formed in accordance with the provisions of the Orissa Apartment Ownership Act 1982 and the Regulations. The builder shall handover all the services, common areas and facilities etc. to the Owner's Association. Every purchaser(s) has/have to pay the membership fees and contribution as fixed by the association without fail and shall abide by the rules/regulations by-laws of the Association.
14. At the time of handing over the possession of the duplex the purchaser(s) has/have to execute the required documents conforming taking over the possession of the duplex unit.
15. Any additional items of work desired by the purchaser(s) may be undertaken by the Builder provided such requests are made well in advance. The extra work shall be of such a nature that they don't involve any structural changes or alter the external appearance of the building which may be executed by the builder at extra cost and shall be at the sole discretion of the builder.
16. In the event of delay in completion, or in the delivery of possession of the duplex by reason of non-availability of labour, steel, cement, water, electric power etc. or by reason of war, civil commotion etc. or due to any act of God, or due to any difficulty or impossibility arising from any Govt. Ordinances, Legislation or Notification or Order by the Govt./Local Authority etc. the builder will not be held responsible in any manner.
17. Any financial disputes between the builder and purchaser(s) herein shall be referred to arbitration of one arbitrator chosen by mutual agreement, as per the Law of Arbitration which may be in force and applicable and such arbitration proceedings shall be held at Bhubaneswar and the award thereof shall be binding on both the parties.
18. The price of the Duplex agreed for, will be final without any escalation during the construction period.
19. The intending purchaser(s) shall get his/her complete address registered with the builder at the time of booking and it shall be his/her responsibility to inform the builder by Registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the first recorded address will be deemed to have been received by him/her at the time when these should ordinarily reach such address and the intending purchaser(s) shall be responsible for any default in payment and other consequences that might occur there from.
20. The allotment of Duplexes is entirely at the discretion of the builder. The builder has the right to reject any proposals, without assigning any reason.
21. Bhubaneswar Courts alone shall have jurisdiction in all matters arising out of and/or concerning this transaction.

DATE :

I/We have read & understood the above terms and conditions and agree to abide by the same.

PLACE :

SIGNATURE OF THE APPLICANT(S)

APPLICATION FORM
FOR ALLOTMENT OF DUPLEX AT THE AMRAPALLI GARDEN
KURANGA SASAN, NAKHARA-KONARK S.H. – 60.



The Amrapalli

The Amrapalli Resorts

Email : theamrapalliresorts@gmail.com

URL : www.amrapalli.com

Corporate Office :

B-16, 1st Floor, Sahid Nagar, Bhubaneswar-751007, Orissa. Ph/Fax.91-674-2547453/2547240

Project Site :

Kuranga Sasan, Nakhara-Konark State Highway 60, Orissa. Ph : 91-671-2856300/2856400

Dear Sir/Madam,

I/We request that, I/We may please be allotted a residential Duplex in your proposed residential complex styled as 'The Amrapalli Garden'. I/We agree to abide by the terms & conditions of allotment as contained in this application form as well as brochure and any further amendments/additions that may be made by the company from time to time. I/We agree to take registration of an undivided Interest in the common land with relation to this duplex as determined and arranged by the builder and when intimated, subject to the condition, that the duplex will be Constructed by the said builder as per approved plan and specified details of the builder. I/We agree to sign and execute, as and when desired by the company, the agreement for construction of the duplex or duplex buyer's agreement as the case may be on the company's standard format which I/We have read thoroughly and understood and I/We agree to abide by the terms and conditions contained therein.

I/We enclose herewith Cheque/Bank draft no. _____ dt _____ for Rs. _____

(Rupees _____)

Drawn on _____ Bank _____ Branch in your favour

towards my/our booking money.

Name of the First Applicant _____ **Age** _____

Occupation _____ **Father/Husband's Name** _____

AND

Name of the Second Applicant _____ **Age** _____

Occupation _____ **Father/Husband's Name** _____

Permanent Address _____

Mailing Address _____

Phone No. Office: _____ Residence: _____ Mobile: _____

Email: _____ URL: _____

Nationality: _____

Residential Status: Resident/Non Resident.

Name of Duplex : _____ Total Cost : _____

1.	1 st Installment on booking and allotment	
2.	2 nd Installment on commencement of construction.	
3.	3 rd Installment on completion of foundation	
4.	4 th Installment on completion of ground floor roof slab casting	
5.	5 th Installment on completion of first floor roof casting.	
6.	6 th Installment on completion/possession of building	
Total :		

SIGNATURE OF APPLICANT

Date: _____

DECLARATION

I/We hereby solemnly declare that the above particulars given by me/us are true to the best of my/our knowledge and belief. I/We shall furnish any additional information, if required, in the event of any delay on my/our part to furnish any particulars desired by your company, it shall be within the discretion of the company to reject my/our application.

The company has no obligation or liability to allot me/us a Duplex. Allotment of Duplex building is at the sole discretion of the company.

In the matter of any doubt or difficulty arising out of interpretation to terms and conditions, I/We shall abide by the decision of the company and it shall be final and binding on me/us. I/We further agree to pay the balance payment in accordance with the company's schedule of payment. I/We Further understand that the timely payment is the essence of transaction and accordingly I/We shall abide by the payment schedule. I/We have read and understood the contents relating to the terms and conditions of allotment in detail annexed here to and hereby agree to abide fully by those.

Place : _____

SIGNATURE OF APPLICANT

Date : _____