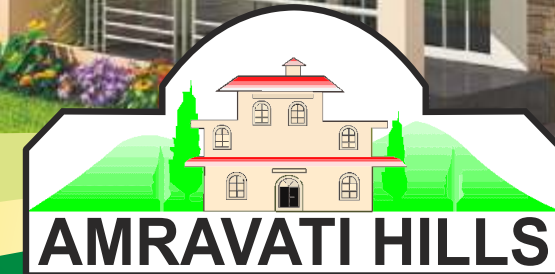


Location Map



3 KMs ON SOLAN SAPATHU ROAD
SOLAN - HP



AMAR NATH AGGARWAL COLONISERS PVT. LTD.
COLONISERS & LAND DEVELOPERS

Regd. Office : 3038A, Guru Kanshi Marg, Bathinda (Pb.)
Contact Office : SCO 10-11, Sector 2, Panchkula (Haryana)
Office Phone: 0172 - 2568876, 98140 15297, 98145 28597, 97790 00081
e-mail : amarenclave@gmail.com, website : www.anagroup.co.in

*Note: This brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purpose. Further the Promoter / Architect reserves the right to make any changes in the plan/specifications/terms/rates at any point of time. Photographs used in the brochure are for perspective purpose only.

Lifestyle full of nature

Prospective view of Sandalwood Cottage



A home in the heart of hills

How would you like a home in the lap of the hills? Cool breeze blowing all day round and trees all around. A home nestled in the heart of the hills a wonderful idea. Getting all the facilities of clean water, sewerage and electricity. It surely is tempting with a good and clean environment to go with. It is Amravati Hills heading for the road of success and prosperity developed by the prestigious company Amarnath Aggarwal Colonisers. There can be no second thought about it.

"Every great institution is that lengthened shadow of single man. His character determines the character of the organisation". Same is the case with Amar Nath Aggarwal Group of Companies inspired by the dedicated and committed efforts and zeal of Late Shri Amar Nath Aggarwal and his sons Er. Kulbhushan Goyal & Er. Hargobind Goyal, the group has reached a pinnacle of success with its quality work and excellent performance.

Amarnath Aggarwal Constructions (P) Ltd. is doing construction work of bridges, canals, power projects, industrial projects and other public utility buildings with highest favour and eminence for the last 50 years.

Amar Nath Aggarwal Investments (P) Ltd. has set up township in 118.37 acres at Panchkula namely Amravati Enclave, Panchkula Apartments and NH22 Mall is also situated in the same complex.

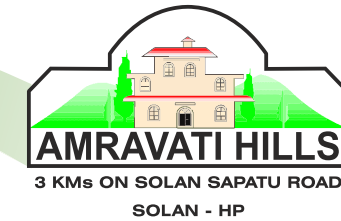
Amar Nath Aggarwal Builders (P) Ltd. has set up Amravati Apartments consisting of more than 1700 flats in Baddi (HP) and other project Amravati Estate consisting of commercial complex, mall and housing is coming up on NH21A Baddi.

Amar Nath Aggarwal Colonisers (P) Ltd. is building malls and townships namely NH One Mall at Khanna (Pb.) & Amravati Hills, Solan. Shri Harish Goyal & Er. Mayank Goyal are the other Directors in this project and looking after this project.



HIMUDA Regd. No. 187/2007, EC No. HSC-6 (C) 6-5/2007
 118 Purchase No. 223/2007 dated 5.7.2007
 Environment Clearance : HPSEIAA/F/2008-76-83, Dated 2.4.2009
 Licence No. 46/2009 dated 17.11.2009

Welcome to



Solan is situated midway between Kalka & Shimla. The fine climate of this place round the year makes it an ideal destination for all seasons. There is famous Mohan Meakin's Brewery in Solan, set up in 1855 AD. The mountains near Solan offer interesting trekking possibilities and its streams are well stocked with a variety of game fish. Solan district is covered by catchment areas of three important rivers, namely Satluj, Yamuna and Ghagar. It has an average elevation of 5000 feet. Solan gets light snowfall in winters. Solan is also known as the industrial hub of Himachal Pradesh. Solan had a population of 5 lacs approx.

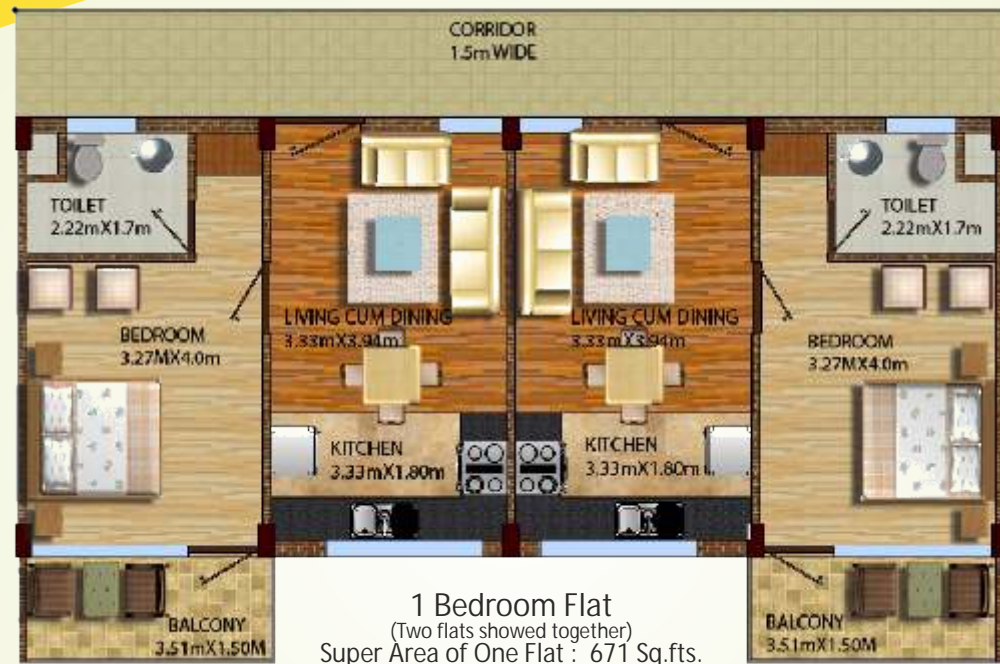
Most Luxurious Township

Being Developed in the Hills of Solan

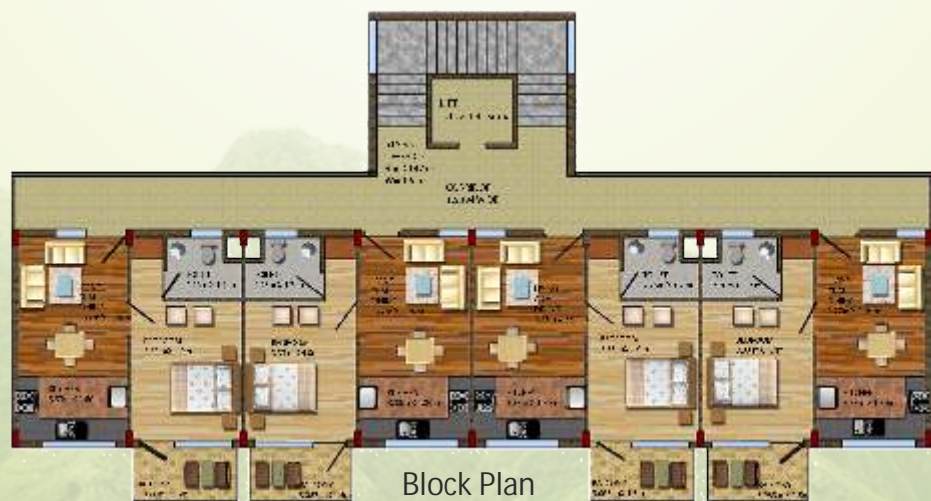
- * 5 minutes drive from Solan Railway Station.
- * Sprawled across 145 bigha, 14 biswa of land.
- * Cottages, Villas, Flats of all sizes
- * Connections will be provided to each for facilities like water, sewerage, electricity.
- * School and temple proposed.
- * Unmatched Planning and world class quality construction amidst beautiful surroundings.
- * Just 3 kms from Solan City.
- * Lot of open area with green surroundings and hills all around.
- * Wide metalled tree lined roads constructed.
- * Community Centre/Club equipped with all modern facilities proposed.
- * EWS Flats for weaker sections.



Pine Wood Apartments Unit Plan

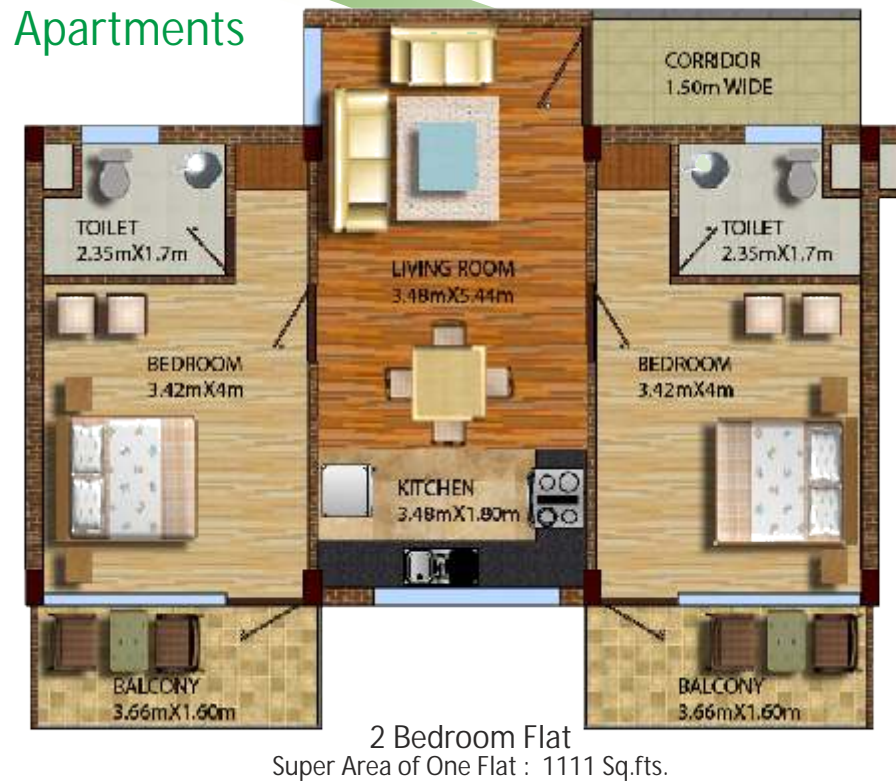


1 Bedroom Flat
(Two flats showed together)
Super Area of One Flat : 671 Sq.fts.



Block Plan

Rose Wood Apartments Unit Plan



2 Bedroom Flat
Super Area of One Flat : 1111 Sq.fts.



Block Plan

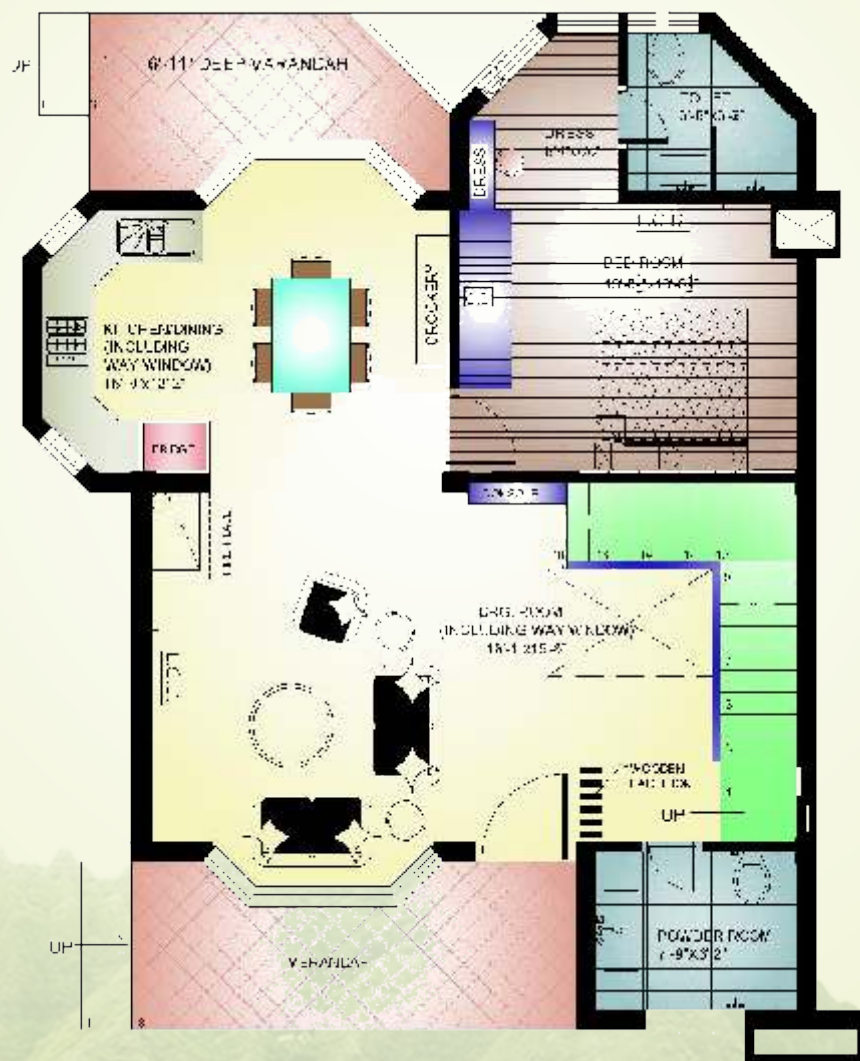


Site Layout Plan

NOTE:-
LOCATION OF ROADS / COTTAGES / FLATS /
MALL / HOTEL WILL BE ADJUSTED AS PER
SITE CONDITIONS.

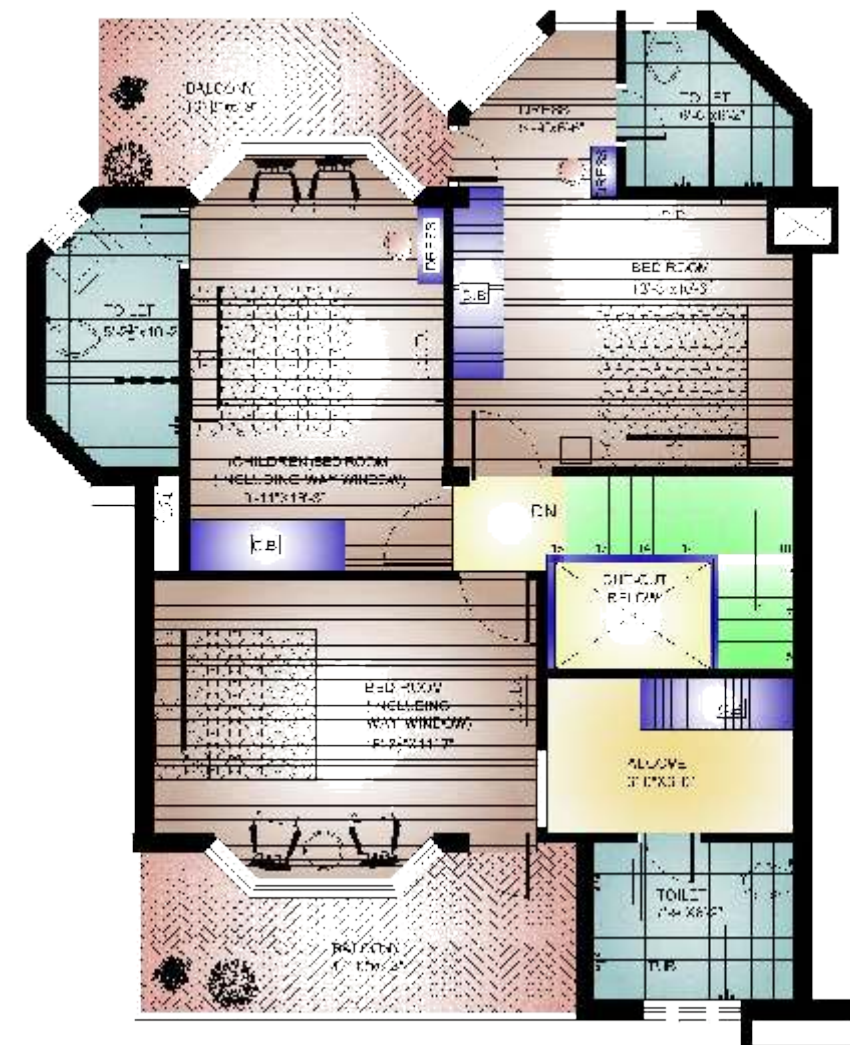


Floor Plan - Sandal Wood Cottage



Ground Floor Plan

Floor Plan - Sandal Wood Cottage



First Floor Plan

Super Area of 1 cottage (GF+FF) is 2470 sq. ft. approx.

Specifications FLATS

Foundation

RCC Foundation

Super Structure

RCC structure of columns, beams & slabs, walls in brick work

Wall Finishing

Internal - all internal walls plastered & painted in pleasing shades of oil bound distemper, ceiling white colour.
External - Permanent finish on external facade/Apex paint.

Flooring

Vetrified tiles/wooden flooring in rooms and tiles in verandas

Kitchen

Ceramic tiles 2' height above working platform.
Platform - working platform in granite top with stainless steel sink.
Modular kitchen.

Toilets

Flooring - Antiskid tiles, Walls-ceramic tiles, Fittings - wash basin, EWC, mirror, towel rail, hot & cold water supply system (without geyser)

Doors

Seasoned hard wood frames with Masonite/flushed painted door shutters.

Window

Painted hard wood / aluminum powder coated.

Cupboard

Painted finish cupboards

Electrical

Copper wiring in concealed PVC conduits. Provision for adequate light & power points as well as telephone & TV outlets in moulded plastic switches with protective MCB's.

Staircase

Green marble / kota stone flooring

Specifications COTTAGES

Foundation

RCC Foundation

Super Structure

RCC structure of columns, beams & slabs, walls in brick work

Wall Finishing

Internal - all internal walls plastered & painted in pleasing shades of oil bound distemper, ceiling white colour.
External - Permanent finish on external facade/Apex paint.

Ceiling

False ceiling in D/D area, punning in other rooms.

Flooring

Vetrified tiles/wooden flooring in rooms, imported marble/tiles in drawing & dinning.

Kitchen

Ceramic tiles 2' height above working platform.
Platform - working platform in granite top with stainless steel sink.
Modular kitchen.

Toilets

Flooring - Antiskid tiles, Walls-ceramic tiles, Fittings - wash basin, EWC, mirror, towel rail, hot & cold water supply system (without geyser)

Doors

Seasoned hard wood frames with Masonite/flushed painted door shutters.

Window

Painted hard wood / aluminum powder coated.

Cupboard

Painted finish cupboards with sunmica.

Electrical

Copper wiring in concealed PVC conduits. Provision for adequate light & power points as well as telephone & TV outlets in moulded plastic switches with protective MCB's.

Staircase

Imported marble / tiles



Terms & Conditions

1. Drawings of Flats/Cottages are tentative and subject to revision as per final approval of the competent authority.
2. The registration charges, legal documentation charges are in addition to the aforesaid prices.
3. At present as per Govt. rules permission for individual flat/cottage outside MC has to be taken from Govt. for registry purpose.
4. Cheques/Bank drafts to be issued in favour of "Amar Nath Aggarwal Colonisers Pvt. Ltd." Payable at Chandigarh/Panchkula banks only. Outstation cheques shall not be accepted.
5. Prices are subjected to revision without notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
6. The other terms and conditions of sale would be as per the standard application form /Agreement.
7. Prices are firm and no enhancement fee in future will be levied.
8. IDC & EDC charges are not applicable now and will be paid by allottee as per Govt. rules from time to time, if applicable.
9. Simple interest @18% P.A. will be charged from the allottee if payment is not made in prescribed time up till three months and after that Flat / cottage will be resumed without any notice and deposited money will be forfeited.
10. The flat /cottage shall not be used for any purpose other than for which it has been allotted.
11. Service tax will be charged extra as applicable.
12. One time maintenance security of Rs. 50/- per sq.ft. will be taken at the time of possession.
13. External maintenance charges Rs.10/- per sq.ft per annum.
14. The company would pay a penalty to its customers @ Rs.5/- sq .ft. per month for any delay in handing over the product beyond the committed period of 24 months from the date of execution of agreement. Similarly, the customer would be liable to pay holding charge @ Rs.5/- per sq.ft. per month, if he fails to take possession within 30 days from the date of issue of possession letter.
15. Club charges are compulsory Rs.500/- per family will be paid per month after possession of Flat. It can change time to time.
16. Transfer charges will be Rs. 20 /- per sq. ft. before possession of flat/cottage.
17. Apartments Rate will be increased by 1% for each floor upwards.