



SRIVAAS

# SPARSH

TOUCH LIFE

RERA Regd. No.: UKREP09170000029

## Luxury Residences at Haridwar



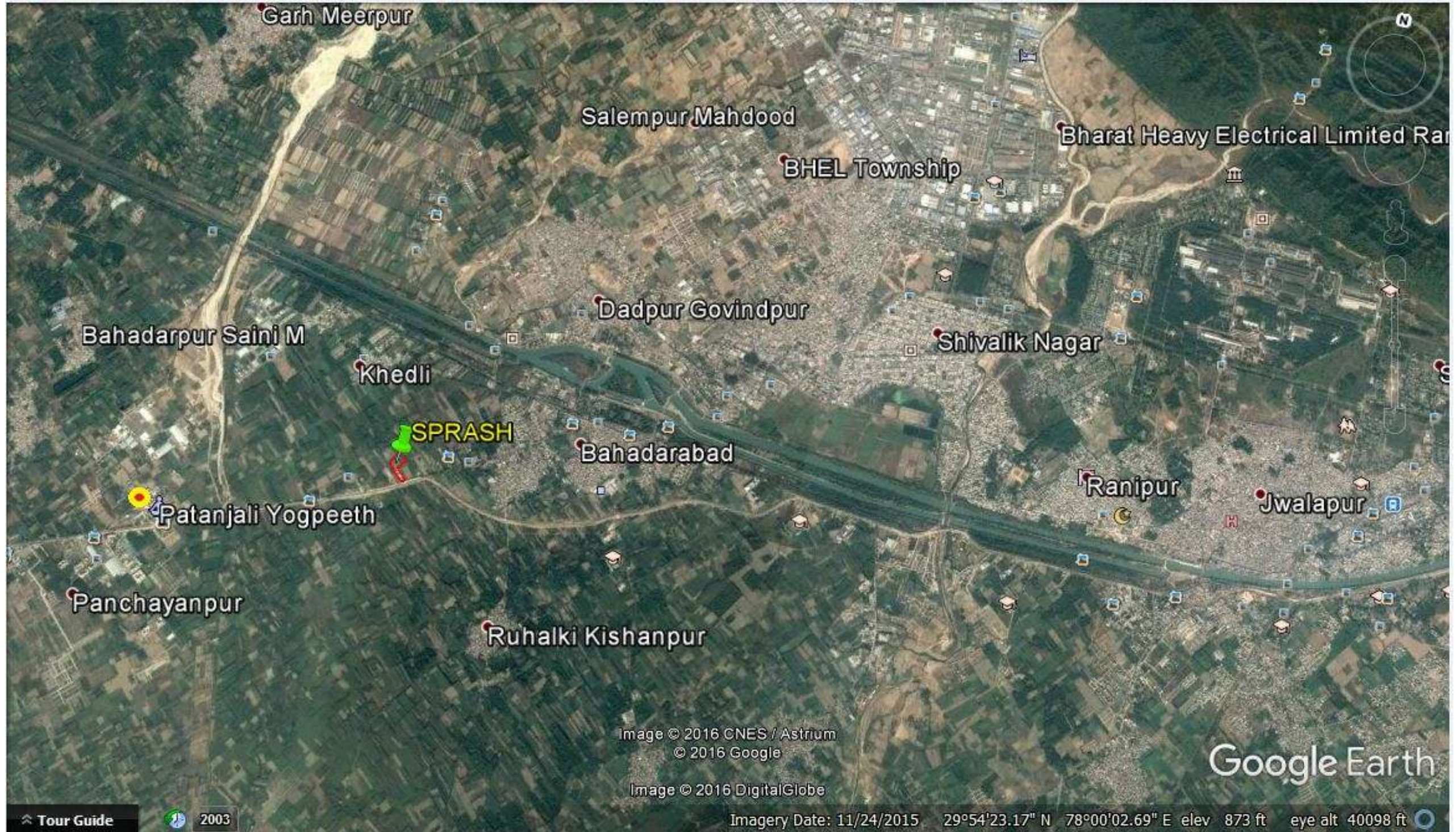
It's time to begin the life you've always aspired for. One that takes you away from the daily grind to offer you an oasis of serenity and tranquility. Sparsh puts you in touch with all that you hold precious, in an environment that recognizes and cherishes your need for peace. It's time to start living...

Exclusively Marketed By **Stärke**<sup>™</sup>



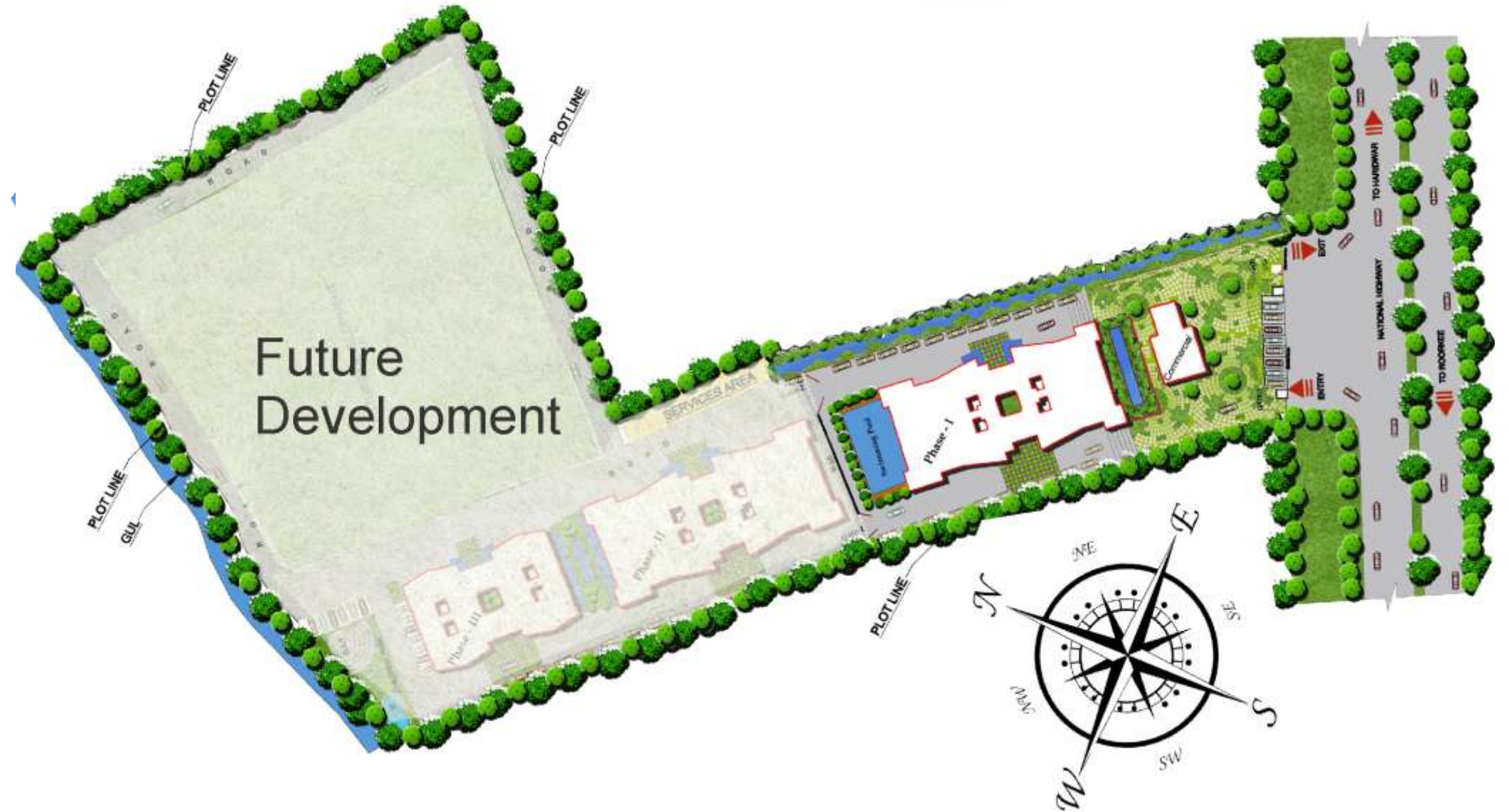
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# Master Plan

- Welcome Lounge
- Amphitheater
- Herbal Garden
- Kids Play Area
- Jogging Track
- Pool
- Restaurant
- Concierge
- Recreation Club



# Block Plan



# 1-BHK (Ultra)

Saleable Area- 511 Sq. Ft (47 Sq. Meter)



# 1-BHK (Superior)

Saleable Area- 710 Sq. Ft (66 Sq. Meter)





## 2-BHK (Superior)

Saleable Area- 958 Sq. Ft (89 Sq. Meter)



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## 3-BHK (Superior)

Saleable Area: 1485 Sq. Ft (138 Sq. meter)





Elevation



Actual Site Picture



Actual Site Picture



Elevation



Actual Site Pictures





**Structure Completed in 2018**

A

## Bed Room

Actual Picture of Sample  
Apartment





A

Living Room

Actual Picture of Sample Apartment



A

Dinning Hall

Actual Picture of Sample Apartment



# Specifications

## Structure:

- Earthquake resistant RCC structure
- Storm water drainage facilities
- Dual elevator in each Tower
- Rain water harvesting

## Leisure:

- State of art Health Club
- Complete workout Equipments
- Yoga/ Activity room
- Swimming pool
- SPA/ Sauna/ Steam
- Kids Play Area
- Jogging trail
- Walking trail

## Security:

- 24x7, 3-Tier Security CCTV on entire campus incl. floor, buildings
- ID cards, Mandatory staff police verification
- Voice activation & Fire detection system
- Designated parking for emergency vehicles
- Panic emergency button in parking area
- Fire safety in entire complex

## Amenities:

- Common dormitory for visiting staff
- Dedicated staff bathroom at every floor
- BMS-Software: Building Management. System
- Preference parking for physically handicapped & Senior citizens
- Handicap friendly access
- 24x7, water and power backup
- Car wash

PAYMENT PLAN FOR APARTMENTS					
Type	Area (Sq. Mt.)	Area (Sq. Ft.)	Unit Price	Construction Linked Plan	
1-BHK (Ultra)	47	511	16,60,000	<b>1st Installment</b>	
1-BHK (Superior)	66	710	23,00,000	At the time of Booking	10%
2-BHK (Superior)	89	958	31,00,000	<b>2nd Installment</b>	
3-BHK (Superior)	138	1485	48,00,000	Within 30 days of booking	10%
<b>Other Charges</b>				<b>3rd Installment</b>	
<b>PLC: (Preferred Location Charges)</b>				On Excavation	10%
First Floor		3% of the unit price		<b>4th Installment</b>	
Second Floor		2% of the unit price		Casting of 1st floor slab	10% + 50% of PLC
Third Floor		1% of the unit price		<b>5th Installment</b>	
Club Membership		50,000.00 (INR)		Casting of 2nd floor slab	10%
Power back up		On Actual		<b>6th Installment</b>	
<b>Interest free maintenance security (IFMS)</b>		Transferable		Casting of 3rd floor slab	10%
1-BHK		Rs. 25,000.00		<b>7th Installment</b>	
2-BHK		Rs. 40,000.00		Casting of 4th floor slab	10%
3-BHK		Rs. 50,000.00		<b>8th Installment</b>	
Maintenance		On Actual		Casting of 5th floor slab	10% + 50% of PLC
EEC (External electrification charges)		Rs. 30/- per Sq. Ft.		<b>9th Installment</b>	
IDC (Internal Development charges)		Rs. 50/- per Sq. Ft.		Casting of 6th floor slab	10%
EDC (External Development charges)		Rs. 50/- per Sq. Ft.		<b>10th Installment</b>	
FFC (Fire Fighting Charges)		Rs. 20/- per Sq. Ft.		At the time finishing stage	10%
Splash pool (Optional for 3-BHK)		Rs. 1,00,000.00		<b>Total</b>	<b>100%</b>
All other charges would be payable at the time of Registry/ Possession					

**Terms & Conditions:**

- All Payment instruments to be issued in favour of "Srivaas Projects Pvt. Limited" payable at Rishikesh.
- Registration, Stamp Duty, Service Tax, VAT, Labour cess or any other Tax/Charges/Levies currently payable or imposed in future by Govt. shall be payable by the buyer.
- The above terms and conditions are only indicative and are subject to the detailed terms and conditions as mentioned in the "Builder Buyer Agreement"
- All building plans, layouts, specifications, payment plan, prices and other charges can be changed at the sole discretion of the company which shall on the buyer.
- Approximate salable area comprises of area of the apartment, balcony, pro rata circulation of maintenance, common, facility and unit areas.
- All building plans, Layouts, Specifications as shown in the brochure are purely indicative.
- E & O E

## ABOUT US

- **SRIVAAS GROUP OF COMPANIES** is amongst the largest real estate player in the state of Uttarakhand.
  - Significant presence in the holy twin cities : “ Haridwar and Rishikesh “.
  - Business interests in Real estate development, construction, hospitality and manufacturing.
  - The group has presence in Rishikesh, Haridwar, Dehradun & New Delhi.
  - The group is now embarking on an aggressive growth plan to establish significant global presence through joint ventures and strategic tie ups
- **SRIVAAS** has successfully delivered premium residential projects in past in Rishikesh by the name of ‘**SWARN GANGA RESIDENCY**’ & ‘**BELLE-VISTA**’.
- **SRIVAAS** is developing its milestone Luxury Residential Project called “**SPARSH**” in Haridwar ( Near Patanjali Yogpeeth ). Construction in full swing
- **SRIVAAS** is introducing its upcoming new Luxurious Villas Project called “**AALAYAM**” in Rishieksh near AIIMS & Veerbhadra Temple.

# SRIVĀAS

Group of Companies.

## Corporate Office

365, Kamal Kant's Place, Haridwar Road, Rishikesh – 249201, India

## Site Office

SPARSH, NH 58 , Near Patanjali Yogpeeth , Bahadarabad bypass, Haridwar

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