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CREDAI
VIJAYAWADA



INVEST. RENT. ENJOY.
Small investment,
good returns.





SMALL ON INVESTMENT, BIG ON RETURNS.

To make your money grow, you always invested in various types of assets: you've invested in land, you've invested in residential property, you've invested in commercial property, you've invested in gold, you've invested in stocks and shares.

But have you ever invested in a concept in a commercial property that assures you a rental income with a small investment in an 'easy to own' way? The good news is, your property can earn you immediate rental income now.

Mayuri Builders presents **Mayuri Techpark**, a superior infrastructure commercial property in Mangalgari.

S. NO.	STAGE	RATE (Per sq.ft in INR)
1	Basic Selling Price	6000
2	Minimum space for unlocked units	500 sq.ft. and up to 50000 sq.ft.
3	Expected Rent per sq.ft. (Bare shell)	30/-
4	Plug and play fit outs	1500/-
5	Infra Charges	200/-
6	Corpus Fund	100/-
7	Advance Maintenance Charges	50/-
8	GST	12% as per govt. norms

Note:

Maintenance charges will have to be borne by the Tenant/Owner.

On behalf of Association/Third Party company will deduct Rs.3/- per sft towards Service

Charges from monthly rental and the rest of the rent will be deposited in the property owner's account.

Please take note that all buyers will be bound by a Management Agreement / Lease Agreement with company or association or any company or society as laid down by Mayuri Builders after the Registration of the unit.



**EASY TO OWN,
A LOT EASIER
TO PAY.**

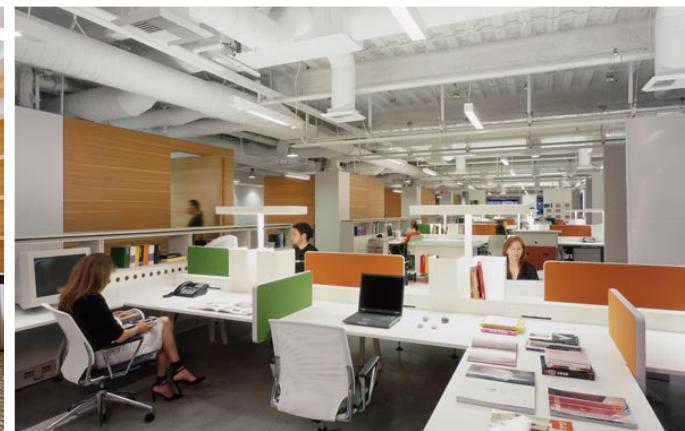


To make it easy for you to own a property at **Mayuri Techpark**, you can also choose the **Phase-wise Payment Option**. As per the progress of the construction, Mayuri Builders shall raise a payment demand letter. A monthly progress bill will be generated and sent to you for payment, which will have to be cleared before the due date mentioned in the bill.

S. NO.	STAGE	PAYMENT
1	With Application	10% of the BSP
2	For Agreement / Allotment	10% of The Bsp (with in 30 Days)
3	On Sub Celler	15% of the BSP
4	On Celler	10% of the BSP
5	Ground Floor Slab	10% of the BSP
6	2 nd Floor Slab	10% of the BSP
7	4 Th Floor Slab	10% of the BSP
8	6 Th Floor Slab	10% of the BSP
9	7 Th Floor Slab	10% of the BSP
10	On Registration	5% of the BSP+Infra Charges+AMC+Corpusfund. regn Charges

Note:

- (1) 'Date of Booking' refers to the receipt of application along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI / PIO status docs, and other documents) by Mayuri Builders. Notwithstanding the realization of the booking amount or in case KYC norms are not fulfilled within 30 days of receipt of application, the developer reserves right to reject the application.
- (2) GST as applicable shall be payable extra in accordance with prevailing law/rule. Any return will be payable only if the allottee has paid the applicable taxes including GST along with corresponding installment/payment.
- (3) Payment of any installment shall be deemed to be complete only on receipt of such due installment along with the applicable GST and any other levies.
- (4) Agreement will be executed post receipt of second installment i.e. receipt of 20% BSP mentioned herein above and completion of all necessary documentation including KYC norms.



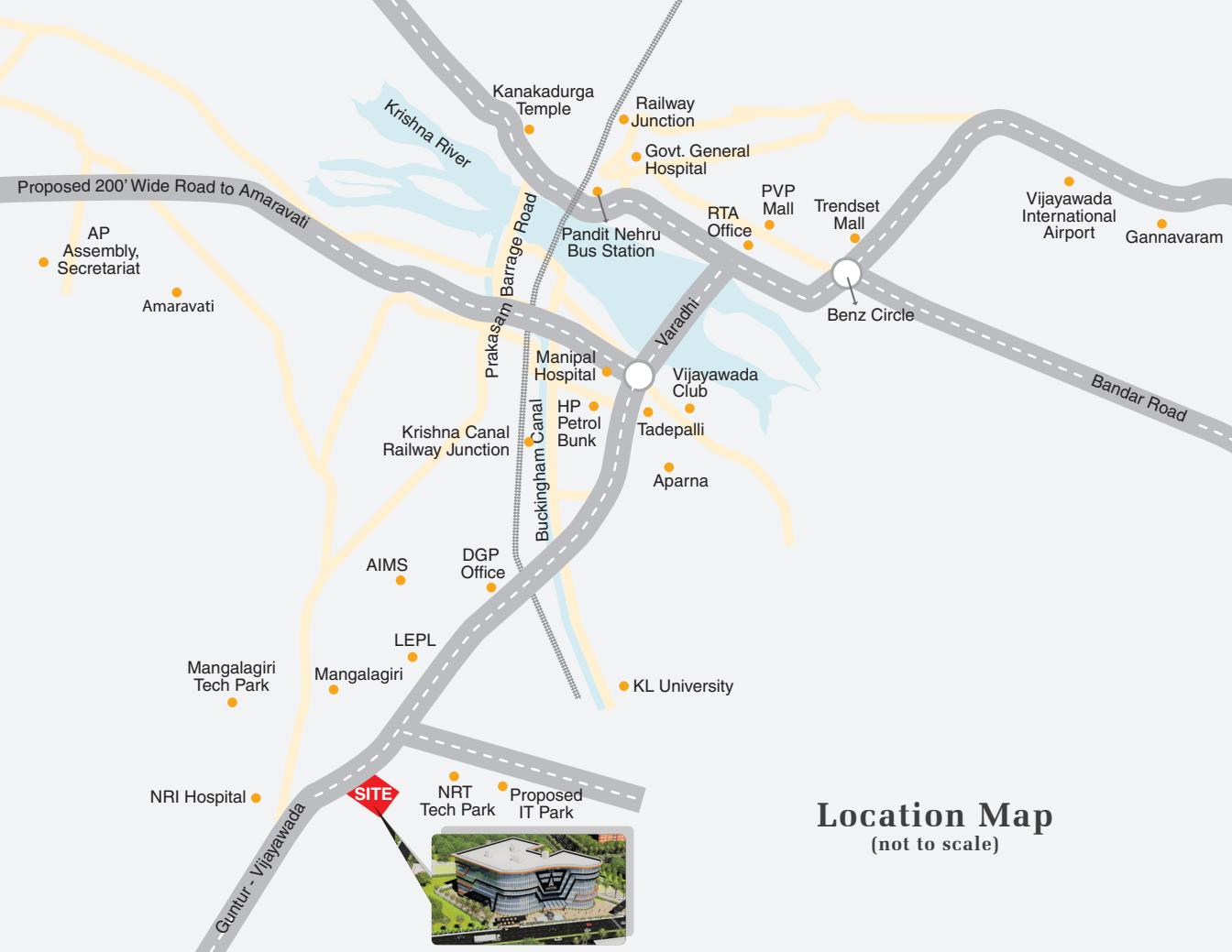
A DTP IN ASSOCIATION with Government of Andhra Pradesh.

The Government of Andhra Pradesh has been pacing to bring fast-paced progress in the capital region of Amaravati.. The development of IT and ITeS sector is one of the key focus areas. Mayuri Techpark has been designed as a Designated Technology Park (DTP) to cater to the rising needs and demands of the sector.

Mayuri Techpark is an investment opportunity that brings to you this new and promising concept in investment. It can prove to be much more lucrative and profitable than other ways of investment. Come own your share of commercial property at Mayuri Techpark and earn assured rental.

Mayuri Techpark comes to you from Mayuri Builders, a team with over 10 years of experience in the field of real estate and construction.





Location Map
(not to scale)

LOCATED IN PROXIMITY TO THE ACR.

Mayuri Techpark is planned at Mangalagiri, which will keep every business entity occupying space near to the Amaravati Capital Region (ACR). Which means you will always stay connected to the city of Vijayawada, Guntur and Amaravati..

Proximity

NRI Hospital	-	0.5 km	AllIMS	-	3.0 km
Mangalagiri Tech Park	-	1.0 km	DGP Office	-	4.0 km
NRT Tech Park	-	1.5 km	Secretariat	-	10 km
Railway Station	-	2.5 km	Airport	-	25 km

Builders & Developers



SRI MAYURI
BUILDERS & DEVELOPERS PVT. LTD.

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NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.