Welcome to JAS Exotica

We are proud to introduce our new project JAS Exotica, which proposes to have 1000 Luxurious Apartments with “Luxurious Amenities at Affordable Price”. JAS Exotica is a well diversified infrastructural conglomerate, making another foray into outstanding venture which will cater to people with taste of elegance and style. We bring you this splendid development, which will be a perfect blend of functional elegance and top notch architecture of Silvassa.

Silvassa, derived from the word “Silva”, the Portuguese word for wood, is a capital township of Dadra & Nagar Haveli. A perfect get away for peace lovers and wildlife enthusiasts a place rich in forests, little streams, undulating valleys and fascinating waterfalls a haven for many wild animals. Mild version of Trekking, a Nature walk is pleasure walking in wilderness areas. Nature trails are usually done over areas of gentle slopes and scenic beauty.

JAS Exotica will comprise of 24 Fabulous towers of 3.4. BHK luxurious apartments, spread over an area of 1.13,400 sq. Meter of lush green coconut trees, neem trees and splendid landscape. The privileged few, who live here will have access to facility like swimming pool, Skim ball, Jacuzzi, Gymnasium, Jogging Track, Libraries, Salt Panca, Children’s Play area, Mini Theatre, Library, Party Lawns, Woodmen’s Garden, Senior Citizens Garden, Volley ball Court, Badminton Court, Gazebo etc.

The scheme will be a combination of elegant designing with quality construction, offering the best in contemporary living.

We firmly believe that JAS Exotica is a destination to become enormous luxuriously in style and comfort for the people.
JAS Exotica will be managed by our professional property management team even after you occupied your homes which means you will not have to worry about all those little details that can take away a joy of coming home.

At JAS Exotica you will share space with neighbours of your choice. People, who like you, demand and get very best and who are at home in some of the most sophisticated and elite places.

Other Amenities:
- Business Centre will have facility like...
  - Wi-Fi Internet
  - Fax-Phone, Xerox
  - Computers
  - Air-condition waiting lounge
EXOTICA

Specification

Structure
- RCC Framed
- Earth Quake Resistant structure as per seismic zone design.

Lobby
- Elegant ground floor lobby having decorative vitrified Flooring.
- Upper Floors Lobby Flooring in Vitrified tiles and lift cladding Decorative tiles.
- All lobby walls in plastic emulsion paint.

Lifts
- Standard Quality Lifts.

Apartment Flooring
- Vitrified tiles in all rooms & Balconies.
- Wooden flooring in Master Bedroom.

Kitchen
- Reverse Osmosis (Aqua guard) in every flat.
- Vitrified tiles in flooring and dado up to lintel level above kitchen platform.
- Granite kitchen Platform with Stainless steel sink.

Toilet
- Anti-skid ceramics tiles for flooring.
- Standard quality sanitary and plumbing fixtures.
- Designer superior quality tiles on walls up to lintel level.
- Plastic emulation paint for ceiling.

Painting
- External Walls with apex paint.
- All railings in normal paint.
- Putty on all internal Walls.

Electrical
- All electrical wiring is concealed with PVC insulation wires with modular switches.
- Sufficient power outlets and light points provided.
- TV and Telephone points provided in Living Rooms all bedrooms.
- MCB and individual meters will be provided for each apartment.

Security System
- Gated community with round the clock security with CCTV Surveillance.

Parking
- Sufficient car parking facility on Ground Floor.

Water
- Uninterrupted 24 hours water supply through own Borewell.

Other
- Driver’s Lounge & separately allotted food area for Drivers.
- Separate servants common toilets.

Car Parking
- Allocated covered parking.
**Type - 2, Tower - B**

**3 BHK**

Size : 1855 sq.ft.

- **Living / Dining**: 3.50 x 7.40
- **Kitchen**: 3.50 x 2.64
- **Wash Area**: 2.07 x 1.55
- **Store**: 1.10 x 1.43
- **Puja**: 1.65 x 0.95
- **Bed Room 1**: 3.14 x 4.25
- **Bed Room 2**: 1.64 x 4.12
- **Bed Room 3**: 3.12 x 2.00
- **Toilet 1**: 1.65 x 2.00
- **Toilet 2**: 1.39 x 2.00
- **Passage**: 3.25 x 5.62
- **Lift**: 1.50 MT wide
- **Open to Sky**: 6.61 x 1.52
- **101**: 103
- **102**: 104

**Exotica**
EXOTICA

Type - 3, Tower - C

Size: 3217 sq.ft.

Bed Room: 3.50 X 5.88
Toilet: 2.39 X 1.39
Bed Room: 4.39 X 3.50
Balcony: 2.50 MT. WIDE
Toilet: 1.39 X 2.39
Bed Room: 3.47 X 5.89

Dining: 4.00 X 5.23
Living Room: 4.00 X 6.00
Bed Room: 3.50 X 4.39

Kitchen: 3.50 X 3.00
Utility: 2.50 X 1.77
Store: 1.00 X 1.77
WC: 0.90 X 0.90

Passage: 1.50 MT.
Passage: 5.07 X 2.02
This brochure is for schematic representation only and shall not be considered as a part of legal document.

The Terms & Conditions of sales would be as per our standard Buyer Agreement.

Stamp Duty, Registration Charges, Service Tax / VAT or any other kind of Government / Semi Government, Leases, Duties, Charges, Taxes etc. are to be borne by Aforementioned on actual basis.

Electric meter installation charges will be paid by the purchaser to developers.

In case of default in payment in time bound stages of construction wise installment interest would claim any right for the same.

Any internal charges /Alteration in the external elevation, structural design, or the overall design and outlook of the scheme shall be permitted even after the possession is handed over. Members shall have to abide by the rules.

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In case of default in payment in time bound stages of construction wise installment interest would claim any right for the same.

Any internal changes / Alteration in the Apartment shall be subject to the approval of the developer and will be on chargeable basis.

All common areas, passages, staircases etc. cannot be used by the members for placing any material or goods or any other obstruction whatsoever.

The developer reserves the right to change or revoke or make any modifications, addition, omission, or alteration in the scheme layout, as a whole or any part thereof or any details therein at their sole discretion without any prior notice. Such changes would be binding to all the members.

The terms, rights of all the building / blocks of the said projects shall exist & shall always remain with the developer.

Any unutilized area, display / signage space be reserved with the project developers.

In case of default in payment in time bound stages of construction wise installment interest will be charged at the rate of 10% per annum. If payment is not received for consecutive three monthly installments, the said booking will be treated as cancelled without any notice.

In case member wishes to withdraw his booking from project, Cancellation charges will be levied by the Developers as its sole discretion and refund will be paid interest free only.

All matters subject to Sivagiri jurisdiction only.

Terms & Conditions