

AAKAR BY GAP

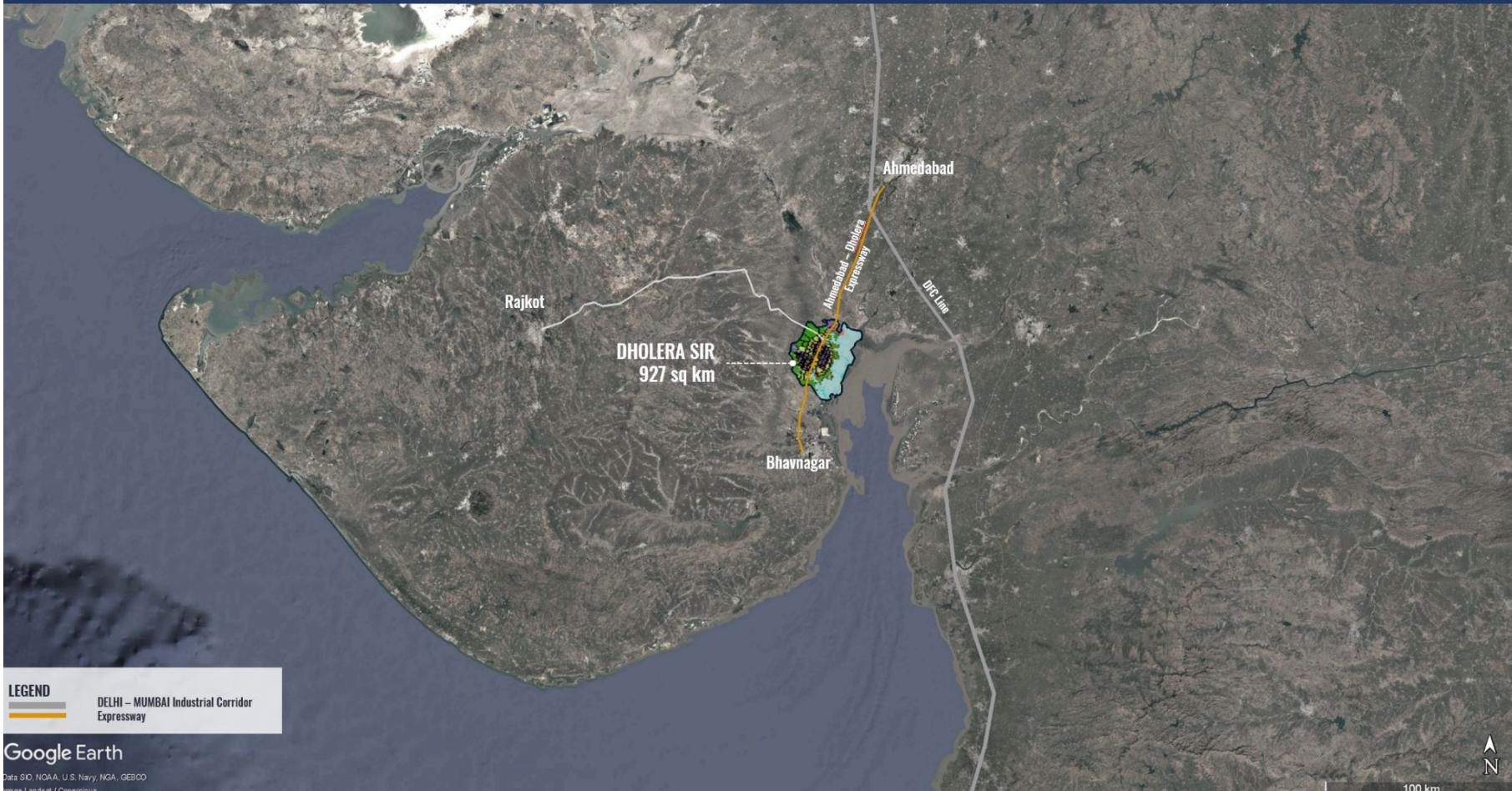
PREMIUM 1 BHK FULLY FURNISHED STUDIO
APARTMENTS

AAKAR LOCATION

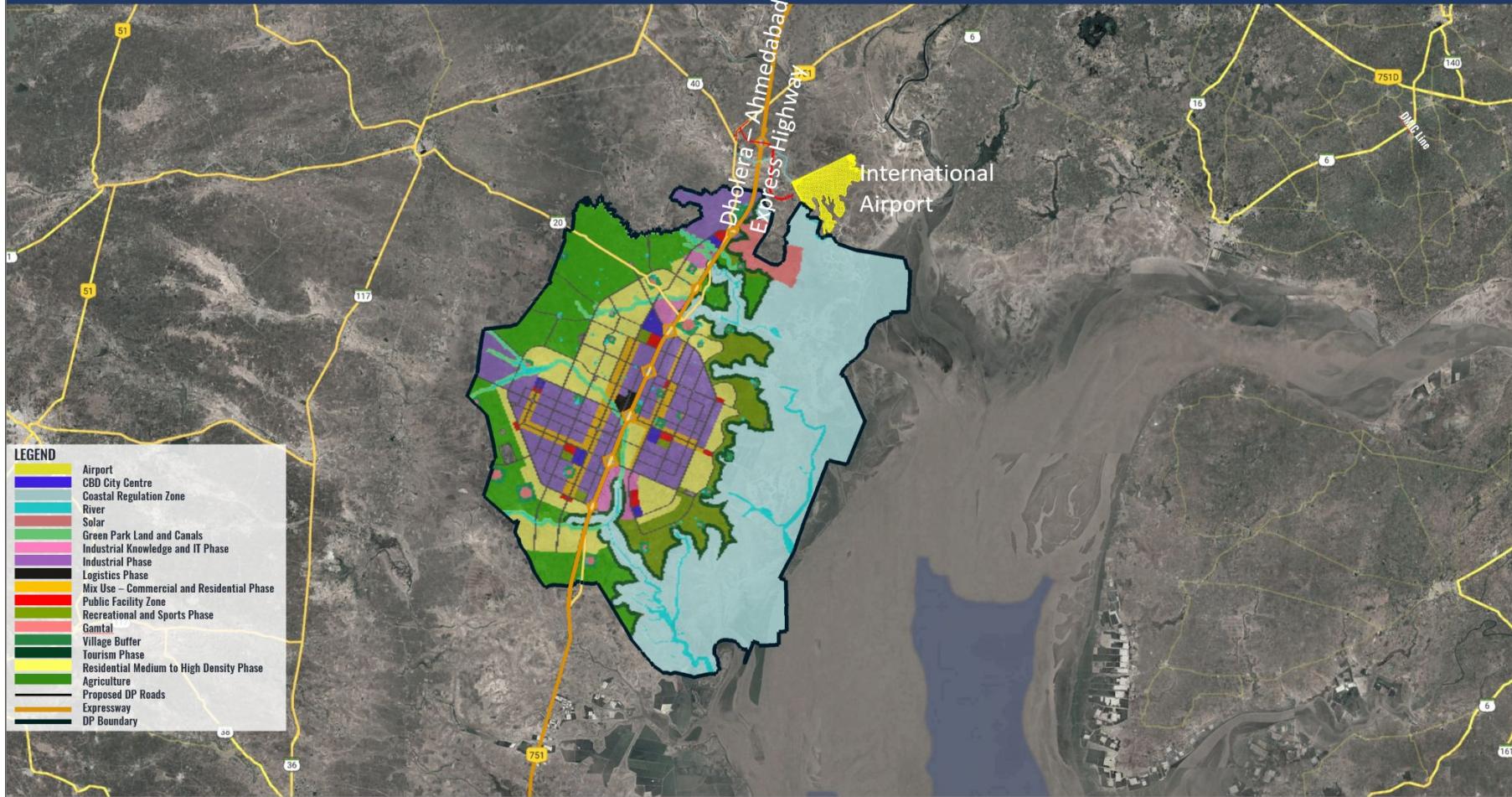
Connectivity to Dholera in State Map



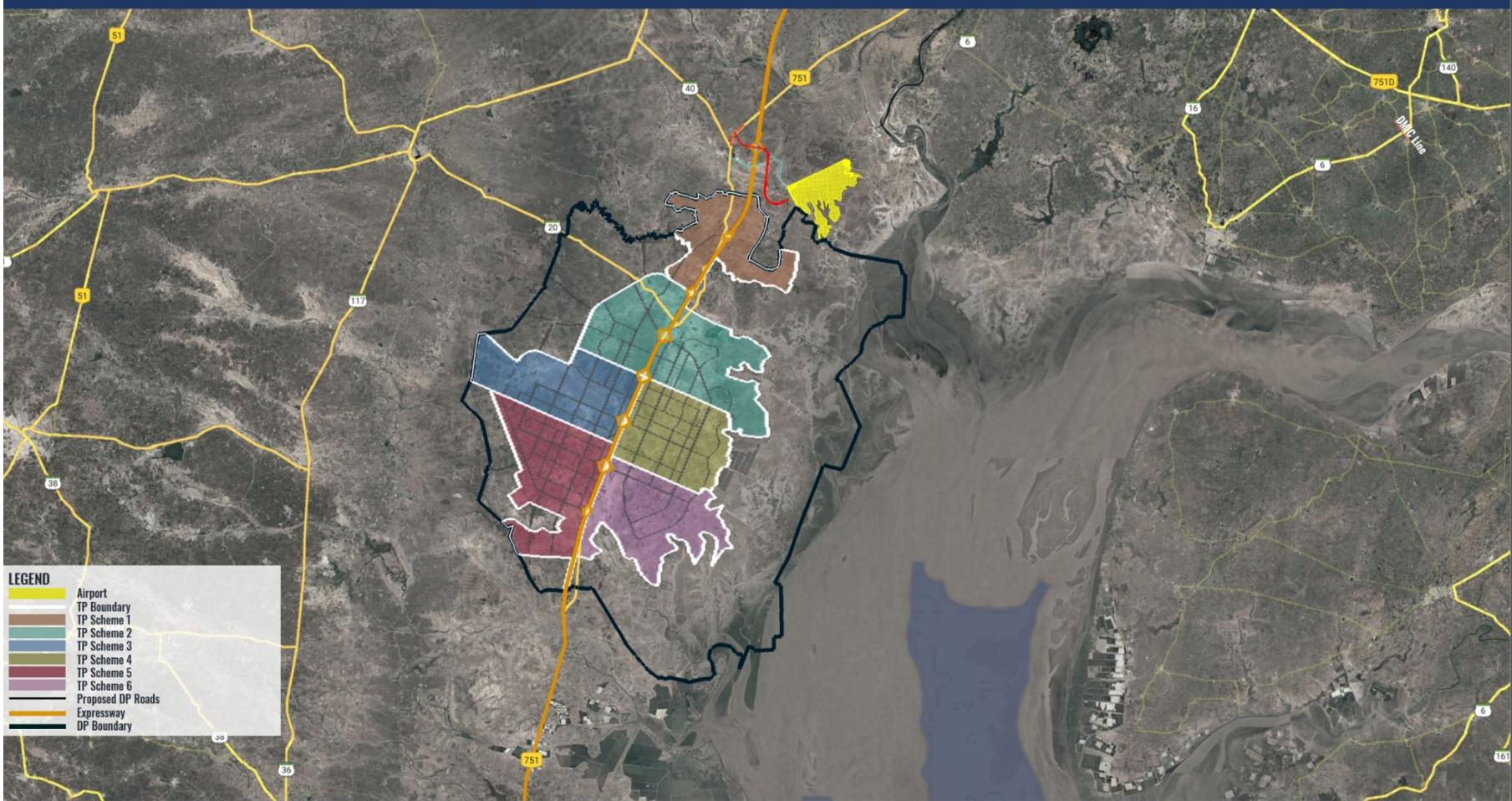
Dholera SIR Location and Connectivity



Dholera DP Plan



TP Scheme Plan



Current Development - Activation Area – TP : 2A & 4A

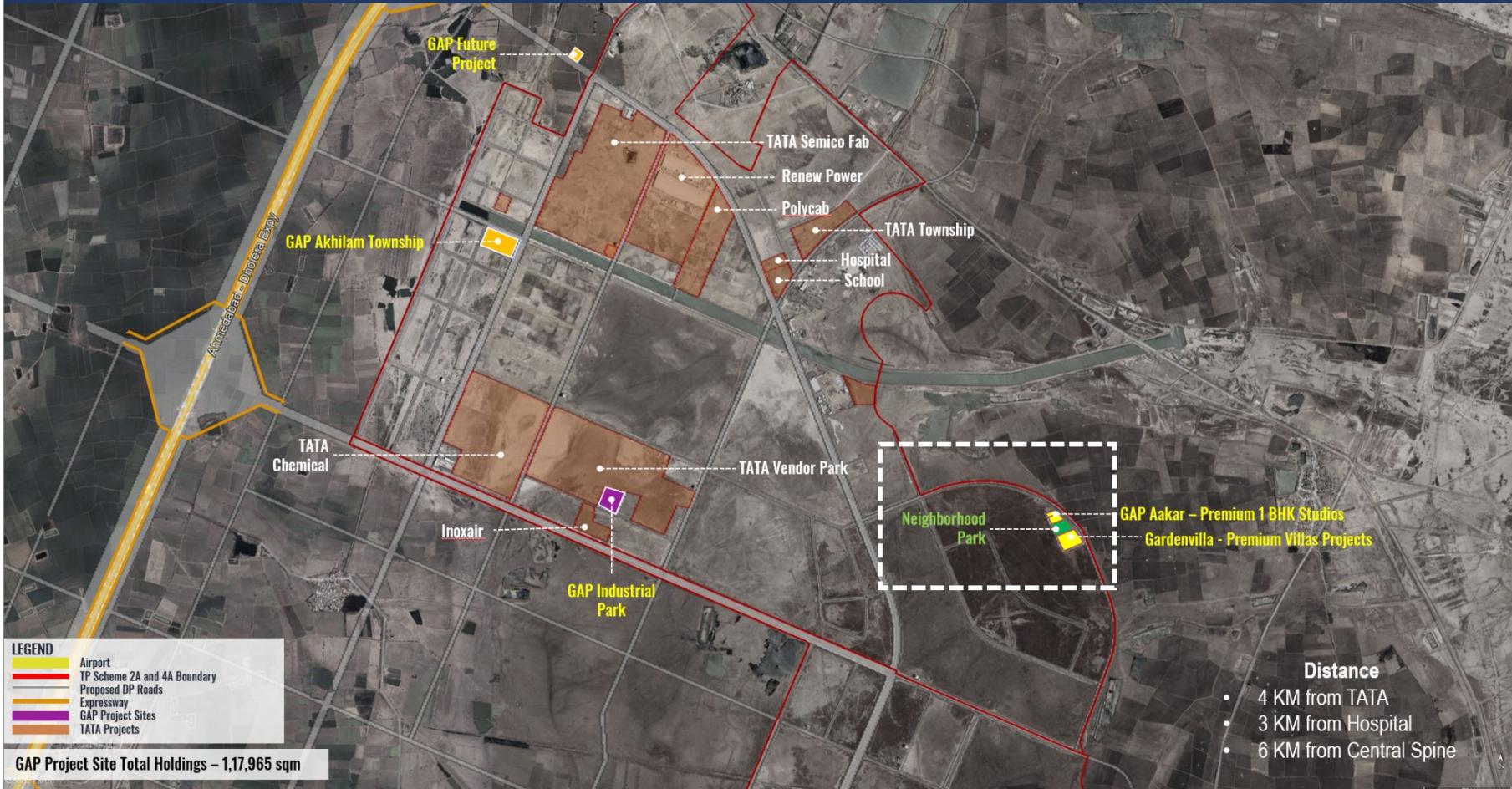


Activation Area & Projects under various stages of Implementation



LOCATION BENEFIT

Site Locations of GAP Preliminary Residential Projects



GAP Project Sites



Site location & Context



C. Location & Connectivity

❖ Strategic Location Highlights

- Touching a 10,000 sq. meter Government Garden
- Perfect for leisure, yoga, walking – adds greenery to your property
- Directly Opposite the Government Sports & Recreation Zone
- Upcoming stadiums, libraries & youth engagement zone
- Ideal for cultural programs, national-level rentals, & tourists
- Part of the most premium block of TP2-A EAST in the Activation Area, Dholera
- Surrounded by fastest growing residential + commercial infrastructure

❖ 5-Minute Drive Access to Essential Government Facilities

Facility	Status
Government School	Planned & allotted in TP
Government Hospital	Planned & under development
Community Hall	Approved in the public zone
Government Guest House	Planned opposite the Riverfront
Food Court Zone	Part of TP2 commercial strip
Dholera Riverfront	Within 5 minutes – major attraction

All these locations are walkable or reachable in under 5 minutes from GAP Aakar

❖ Distance from Major City Infrastructure

Location	Distance / Time
ABCD Building (Admin Center)	10 min drive
International Airport (Dholera)	20 min drive
Expressway Entry (Smart Road)	5 min drive
Industrial & Logistics Belt	7–10 min drive









Aakar

A PROJECT BY GAP GROUP



सत्यं वद । धर्मं चर ।
— वेदान्तशास्त्र



First Floor Plan



Second Floor Plan



Third Floor Plan



1 BHK Premium Studio Apartment – Flexible Room Layouts – Double Bed Unit



Carpet Area

1 BHK 30 sqm (323 sqft)

GAP AAKAR – Amenities List

Campus Amenities

-  Cafeteria
-  Laundromat
-  Housekeeping
-  Library Wall
-  Co-Working Space
-  Mini Conference Room
-  Free Parking for Guests
-  Indoor Games
-  CCTV Cameras
-  Gym & Fitness Centre
-  Double-Height Reception with Lounge
-  EV Charging Point
-  Lift (Elevator)

Design Features

-  8 Feet Wide Corridors
-  BIM Enabled Project

Technology & Connectivity

-  Wi-Fi

GAP AAKAR – Furniture List

Living & Bedroom:

-  Sofa with Centre Table
-  Dining Table
-  Single / Twin Share Bed with Side Table
-  Wardrobe
-  AC – Split
-  Curtains
-  Fans & Lights
-  TV

Kitchenette:

-  Refrigerator
-  Oven
-  Induction Cooktop
-  Iron

Bathroom:

-  Water Geyser
-  Bathtub



Aakar – Down Payment Plan with Guaranteed Returns

- Presented by GAP Group | Dholera SIR
- Total Price: ₹41,00,000/-
(₹36,00,000 Base Unit + ₹5,00,000 Furniture – Required)
- Guaranteed Return: ₹25,000/month, beginning 30 days after full payment until BU permission is granted

17 July

Stage-Wise Payment Schedule

- Token Booking: Secure your unit with a fixed token | ₹1,00,000/-
- Within 10 Days: 50% of the base price (excluding token) | ₹18,00,000/-
- Within 20 Days: Remaining 50% | ₹18,00,000/-
- Furniture Charges: To be paid at the start of furnishing work | ₹5,00,000
- Total Payment (Including Furniture): ₹41,00,000/-



Assured Rental Income Benefit

- Guaranteed return of ₹25,000/month starts 30 days after full payment
- Continues until BU permission is granted
- Payments can be processed via bank transfer or post-dated cheques



Legal Agreement (ATS)

- The Agreement to Sell (ATS) will be finalized only after 20% payment Received
- All payment terms and assured returns will be clearly detailed in the agreement



Key Highlights

- Fixed monthly income for investors until BU is granted
- Transparent payment structure based on milestones
- Furniture charges are only collected when work commences
- 7-day cooling-off period following booking
- Fully compliant with RERA regulations and legally documented.



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Stage-Wise Payment Schedule

Target Date	Stage / Milestone	% of Total Amount	Amount (₹)	Payment Condition
Date of Booking	Token Booking	Fixed	1,00,000	On Booking
15-Oct-25	Within 10 Days of Booking	10%	2,60,000	Earlier of Date or Stage
1-Nov-25	Part Payment 1	10%	3,60,000	Earlier of Date or Stage
15-Nov-25	Part Payment 2	10%	3,60,000	Earlier of Date or Stage
1-Dec-25	Ground Floor Slab	10%	3,60,000	Earlier of Date or Stage
15-Jan-26	1st Floor Slab	10%	3,60,000	Earlier of Date or Stage
1-Mar-26	2nd Floor Slab	10%	3,60,000	Earlier of Date or Stage
15-Apr-26	3rd Floor Slab	10%	3,60,000	Earlier of Date or Stage
1-Jun-26	Brick Work Completion	10%	3,60,000	Earlier of Date or Stage
15-Jul-26	Outer Plastering	7.5%	2,70,000	Earlier of Date or Stage
1-Sep-26	On Finishing Stage	7.5%	2,70,000	Earlier of Date or Stage
15-Oct-26	On Possession	5%	1,80,000	Earlier of Date or Stage
At Installation	Furniture Demand	Fixed	5,00,000	At Furniture Installation Stage



Payment Rules

1. Date Priority: Agar stage time par complete hoti hai, to payment date ke hisaab se dena hogा.
2. Stage Priority: Agar stage late hoti hai, to actual stage completion date par payment dena hogा.
3. Furniture Charges: Furniture ka payment sirf installation ke time par liya jayega.

 **Base Unit Price****Description**

Base Price (Built-up 30.29 sqm)

Amount (₹)

₹36,00,000/-

 **Government & Legal Charges**

Cost Head	Rate / Fixed	Amount (₹)
Stamp Duty	4.9%	₹1,76,400/-
Registration Charges	1%	₹36,000/-
GST (Construction-based)	1%	₹36,000/-
Legal Fees (ATS + Sale Deed)	Fixed	₹25,000

 **Total Govt. Charges: ₹2,73,400/-** **Other Charges (Compulsory)****Component**

 Maintenance Deposit (One-Time)	₹70,000
 Furniture Package (Fixed)	₹5,00,000

 **Total Other Charges: ₹5,70,000** **Optional Add-On****Component**

 Car Parking	₹1,00,000
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 **Final All-Inclusive Investment Summary****Description**

Base Price	₹36,00,000/-
Govt. Charges	₹2,73,400/-
Other Charges (Maintenance + Furniture)	₹5,70,000
 Optional Parking	₹1,00,000
 Grand Total with Parking	₹45,43,000/-
 Grand Total without Parking	₹44,43,000/-



Important Notes (for Buyers)

1.  **Furniture Package is Compulsory** – ₹5,00,000 is included in Other Charges.
2.  **Maintenance Deposit** of ₹70,000 is one-time and non-refundable.
3.  **Car Parking is Optional** – ₹1,00,000 (on request & availability).
4.  **Torrent Power Connection Charges**, and
 **Corporation Water, Drainage, and PNG Gas Line Charges**
 - *Will be payable separately by the buyer*
 - *As per actual government or utility provider billing*
 - *To be paid directly at the time of Sale Deed registration*
5.  Govt. charges like stamp duty, registration, GST may vary slightly if government revises fees.
6.  All payments to be made in favour of **Gap Studio IIP**. only.

Rental Income Structure (Post BU)

Once the **BU (Building Use) certificate is received**, buyers begin earning assured rental income:

Year	Monthly Rent	Annual Rent
1	₹25,000	₹3,00,000
2	₹25,000	₹3,00,000
3	₹25,000	₹3,00,000
4	₹26,250	₹3,15,000
5	₹27,562	₹3,30,750
6	₹28,940	₹3,47,280
7	₹30,387	₹3,64,644
8	₹31,906	₹3,82,872

 **Total Assured Rental Income in 8 Years: ₹26,40,546**

Bonus Benefit for Down Payment Investors (Pre-BU Returns)

Buyers who choose the **Down Payment Plan** receive an exclusive **early return benefit**:

-  After completing the full down payment
-  From **30 days after the payment date** until the BU is received
-  You will receive **₹25,000/month as Pre-BU Assured Return**

Example:

- You pay the full amount on the 1st of October
- From 1st November, you begin earning ₹25,000/month
- This continues until BU (approx. 10–14 months, depending on construction)
- After BU, you shift to the standard rental model for 8+7 years

 This ensures **zero waiting period for income** on your capital!