

ARRIVING SOON

SECTOR - 83, NEW GURUGRAM

# LOCATION



## Distances

- From Rajiv Chowk 9.5 Km
- From Hero Honda Chowk 6.8 Km

# MASTER PLAN



FUTURE DEVELOPMENT

24.00 METER WIDE ROAD

24.00 METER WIDE ROAD

24.00 METER WIDE ROAD



*\*The above information can be changed without providing any notice at the Sole discretion of the company.*

## 12.611 ACRES DEVELOPMENT

### TYPE 1

3 BHK + 2 TOILET

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AREA - 1450 SQ.FT.

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CARPET AREA - 861 SQ.FT.

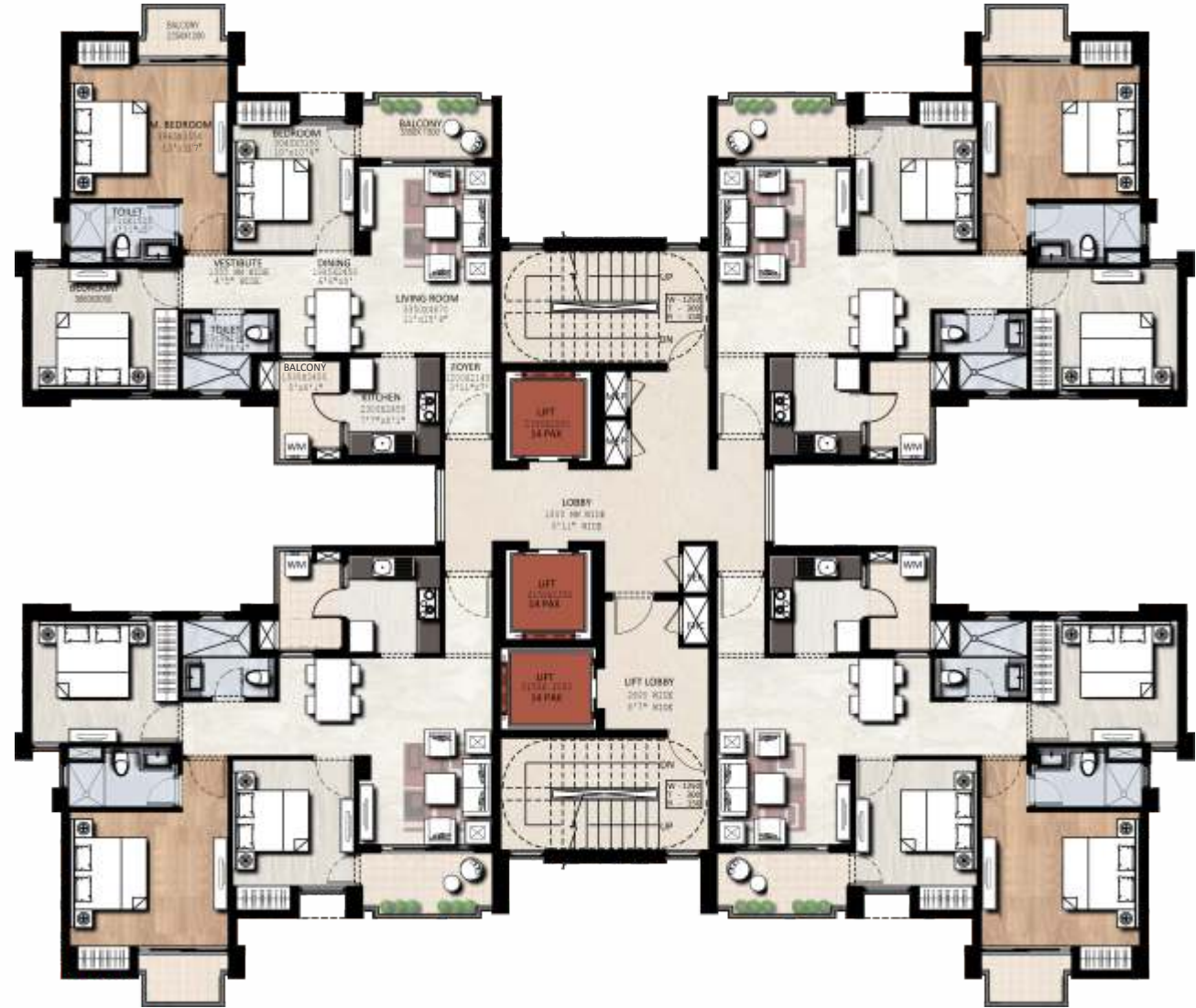
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BALCONY AREA - 129 SQ.FT.

# 3 BHK + 2 TOILET CLUSTER PLAN (1450 SQFT.)

- MASTER BEDROOM
- 2 BEDROOM
- 2 TOILET
- 3 BALCONIES
- KITCHEN
- DINING ROOM
- LIVING ROOM
- FOYER

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- 3 LIFTS + LIFT LOBBY



# 3 BHK + 2 TOILET (1450 SQFT.)

- MASTER BEDROOM
- 2 BEDROOM
- 2 TOILET
- 3 BALCONIES
- KITCHEN
- DINING ROOM
- LIVING ROOM
- FOYER

- 3 LIFTS + LIFT LOBBY



## TYPE 2

3 BHK + 3 TOILET + STUDY

AREA - 1850 SQ.FT.

CARPET AREA - 1108 SQFT

BALCONY AREA - 126 SQ.FT.





# 3 BHK + 3 TOILET + STUDY (1850 SQFT.)

- MASTER BEDROOM
- 2 BEDROOM
- STUDY ROOM
- 3 TOILET
- 3 BALCONIES
- KITCHEN
- DINING ROOM
- LIVING ROOM
- FOYER

- 4 LIFTS + LIFT LOBBY



# AMENITIES

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- 10 Acre of Landscaped Green
- 85% Green Area
- Water Feature
- Kid's Play Area
- Toddler's Play Area
- Stepping Stone Pathway
- Amphitheater
- Putting Green Area
- Bicycle Track
- Open Gym
- 100% Power Back-up
- 3 Tier Security System



- Yoga/ Meditation Lawn
- Stilts & Hardscape Area
- Grass Path Grass Pavers
- Half Basketball Court
- Senior Citizen Area
- Organic Garden
- Jogging Track
- Multipurpose Lawn
- 2 Badminton Courts
- 2 Tennis Courts
- Street-side Parking
- Convenience Shop

# CLUB HOUSE AMENITIES

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Grand Club House approx. 40,000 Sq.ft.

## GROUND FLOOR

- Large Reception / Waiting Area
- Lift for First Floor
- Spacious Tea Lounge
- Large Pre - Function Lobby with Multi-Purpose Hall (for approx. 200 persons)
- Steam & Sauna Room (both Male & Fe-male)
- Common Toilets with Change Room
- 2 Swimming Pool

## FIRST FLOOR

- Large Lift Lobby Area
- Conference Room (for approx. 25 persons)
- Gym with Changing Room
- Games Room (Billiard, Table Tennis etc)
- Large Reading Area
- Pantry
- Common Toilets
- Landscape Open Terrace



# SPECIFICATION (Tentative)

## LIVING ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

## KITCHEN

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Oil Bound Distemper/Tiles 2.0 high
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter with Single Lever CP Fittings and Sink

## TOILET

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Ceramic Tile
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

## MASTER BEDROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

## BEDROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

## MASTER TOILET

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Ceramic Tile
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

## BALCONY

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring

## ENTRANCE FOYER

Flooring	Vitrified Tile
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper

## External Frame

UPVC Frame with Sliding Glass Shutter.

## Internal Frame

Marandi Wood Door Frame with Enamel Paint Shutters.

## Main Door

With Door Locks, Decorative Handles, Door Buffer.

# PRICE LIST

UNIT SIZE	TYPE	Total Sales Price
1450	3 BHK	1,03,00,000
1850	3 BHK	1,31,00,000

## Schedule of Payments (CLP)

Milestone	Demand
At the time of booking	10% of Total sale price
Within 45 days of booking	10% of Total sale price
On commencement of excavation	10% of Total sale price
On commencement of ground floor	10% of Total sale price
On commencement of 5th floor	5% of Total sale price
On commencement of 10th floor	5% of Total sale price
On commencement of 20th floor	5% of Total sale price
On commencement of 25th floor	5% of Total sale price
On commencement of top floor	5% of Total sale price
On start of electrical & plumbing work	5% of Total sale price
On start of external plaster	10% of Total sale price
On start of flooring work	10% of Total sale price
On application of OC	5% of Total sale price
30 days before offer of possession	5% of Total sale price

## PLC CHART

FLOOR PLC	PER SQ.FT.
5th to 10th floor	Rs. 100/- sq.ft.
11th to 15th floor	Rs. 75/- sq.ft.
16th to 18th floor	Rs. 50/- sq.ft.

LOCATION PLC	PER SQ.FT.
1st to 20th floor (Open facing) (T2 - A & B) (T3 - A) (T11 - A & D)	Rs. 50/- sq.ft.
1st to 15th floor (Garden facing) (T2 - C & D) (T3 - B & C) (T4 - A, B & D) (T5 - A)	Rs. 150/- sq.ft.
1st to 12th floor (Pool facing) (T5 - D) (T6 - A & D) (T7 - A & B) (T8 - B)	Rs. 200/- sq.ft.

\* GST as applicable.

\*1 SQM - 10.764 SQFT.

\*Price List is subject to change without any prior notice, sole discretion of the company.

### Notes:

- TSP Inclusive of BSP, 1 Car Parking, EDC/IDC & Club membership.
- Possession Charges would be as applicable.
- IFMS & ECC would be as applicable.
- Preferential Location Charges will be applicable extra.
- Floor PLC (from 2nd floor to 15th floor) will be applicable extra.
- The areas mentioned above are tentative and shall be confirmed at the time of completion of building/Units. The Total Price payable shall be recalculated upon such confirmation. Carpet Area of apartment shall be duly disclosed in the allotment letter & flat buyer agreement.
- **Stamp Duty/Registration Charges/Documentation Charges** shall be extra and borne by the Allottee.
- The Total Price is non-escalation-free, save and except increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time.
- Other terms and conditions of booking shall be in compliance with Haryana Real Estate (Regulations & Development) Rules, 2017.

THANK YOU