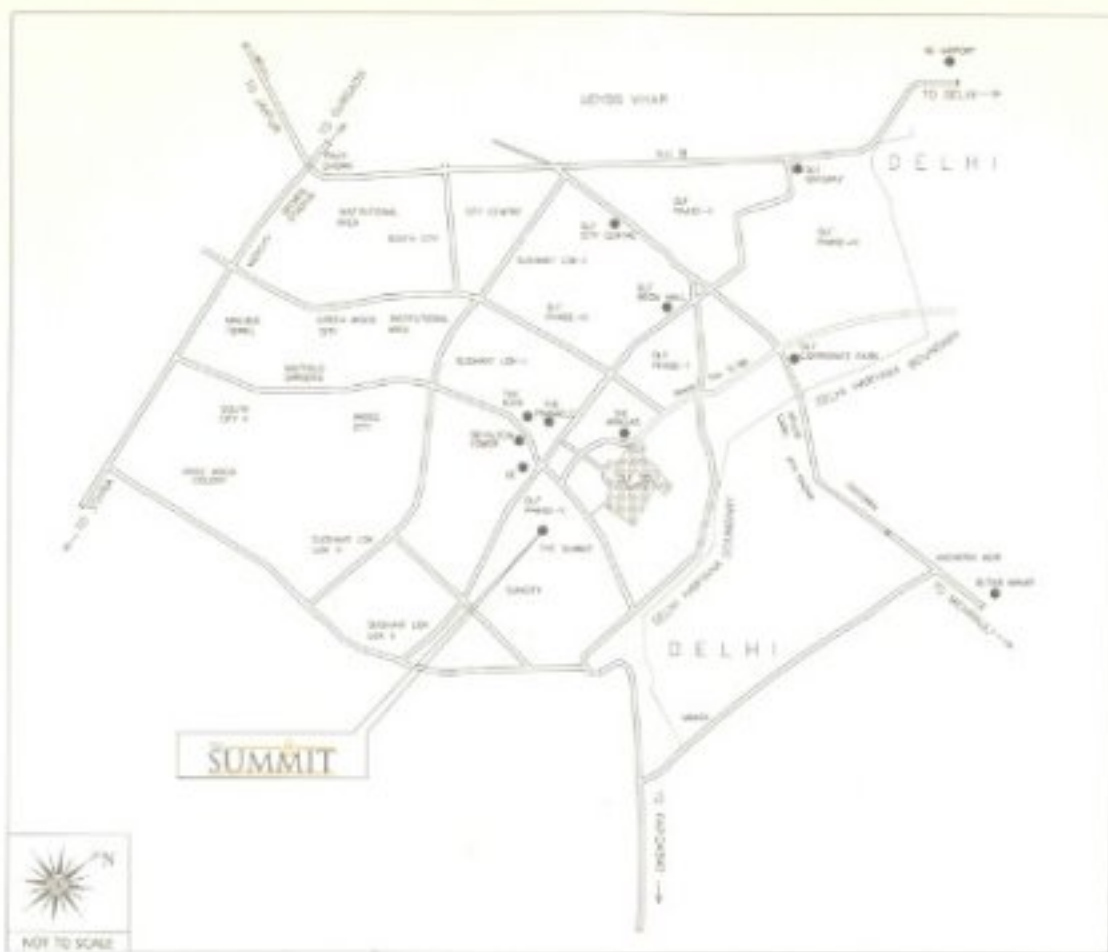


THE LOCATION MA



THE FLOOR PLAN

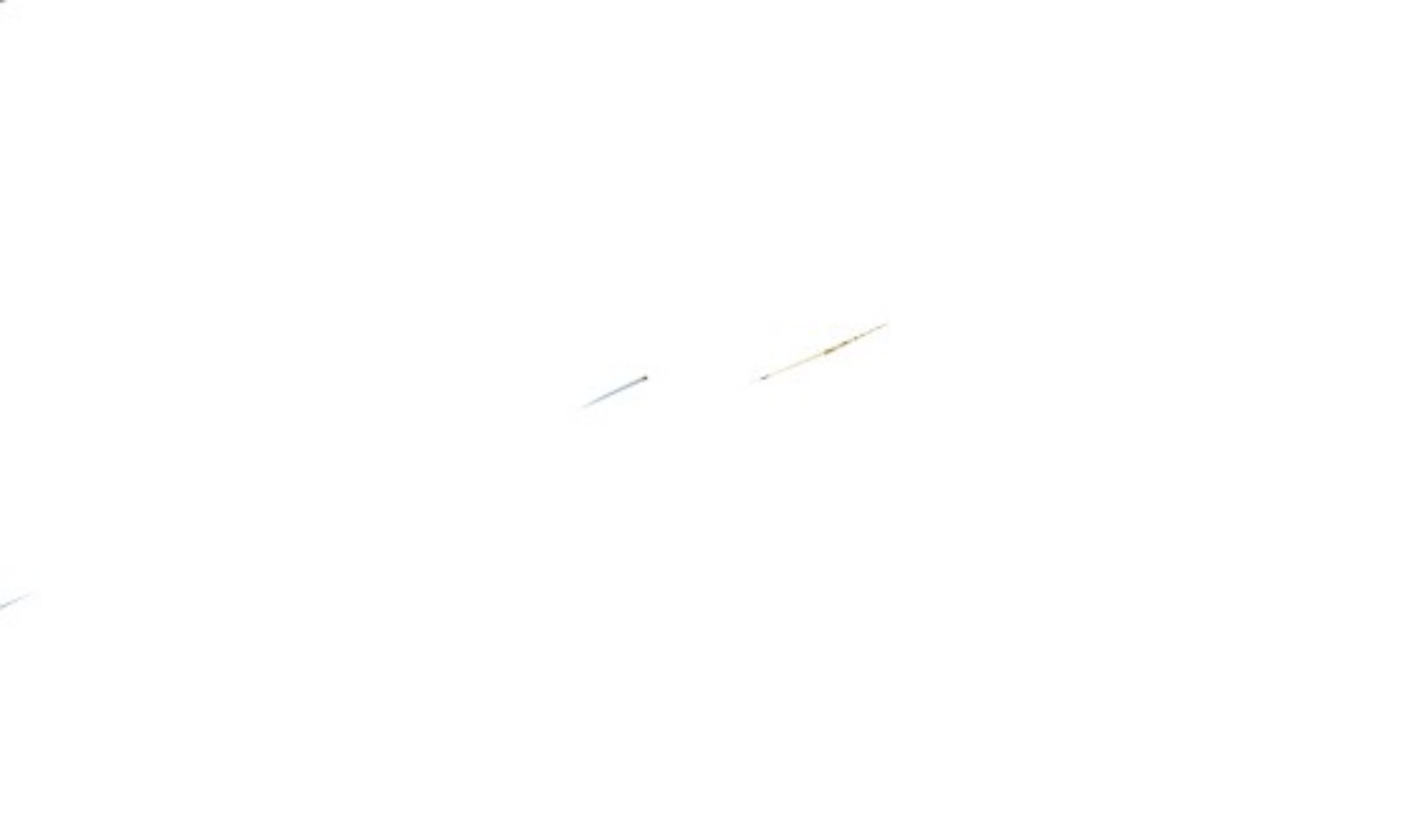
CORNER

Selling area: 3300 sq. ft.

Apartment layout plan of no. 1

Apartment layout plan of no. 4 in Wing A & C is a mirror image of this plan







THE PAYMENT PLAN

PRICE LIST AND PAYMENT PLAN

Basic sales price	Revised application on the date of booking
Down payment rebate	5.2% of Basic Sale Price
Interest free advance charges	Not applicable
Interest bearing advance charges (if any)	Rs. 5% per day
Cost of issuing title deeds, etc.	Rs. 2,20,000/-

DOWN PAYMENT PLAN

On application for booking	10% of Sale Price
Within 30 days of booking	25% of the Sale Price
	+ 100% Parking Cost + 100% of P.L.C. (Developer's)
On receipt of occupancy certificate	2.2% of the Sale Price + 100% of Parking Cost
	(Developer's P.L.C.)

TIME BOUND INTEREST FREE INSTALLMENT PLAN

Linked Single	Payment
On Booking	10% of the Sale Price
Within 2 months of Booking	10 % +
Within 4 months	10 % +
Within 6 months	10 % +
Within 8 months	10 % +
Within 10 months	10 % +
Within 12 months	10 % +
Within 14 months	10 % +
Within 16 months	10 % +
Within 18 months	10 % +
Within 20 months	10 % +
Within 22 months	10 % +
On application for Occupancy Certificate	0 % +
On receipt of Occupancy Certificate	0.5 % + 100% of Parking Cost (Developer's P.L.C.)

Notes:

- The above price includes all Extra Development Charges (EDC) payable per agreement as applicable to this Group Housing unit. In case of any future increase in the applicable EDCs, the unit would be allocated on a pro-rata basis.
- Prices are quotation first, but subject to increase without any intimation of Company's price increases. No extra charges will be levied, irrespective of change, if any, on account of the delay in payment or acquisition of RDC (prior to) to the Government.
- The developer will pay the delay charges or penalties on the date of booking to the purchaser at the rate of 10% per month.
- The apartment would be provided with a water supply and electricity supply at the time of booking.
- The car parking along with an apartment is available. The payment along with P.L.C. payments shall be made in two installments in the 1st and 2nd months of booking.
- The party complete payment payable on RDC shall be done immediately by the company upon the applicable rates on fixed deposits accepted by State Bank of India or its branch or with mutual deposit with the company.
- The party's Registration charges shall be payable along with the first installment of the sale price.
- The party would pay the penalty for delay in payment of P.L.C. along with the payment for any delay in handing over the product beyond the specified period of three years from the date of receipt of the government sanction. The customer would be liable to pay the delay charges at the rate of 10% per month. If the party takes possession within 30 days from the date of issuance of the sanction, no delay charges will be payable.
- The party shall not be liable to pay any delay charges or penalties for any delay in handing over the product beyond the specified period of three years from the date of receipt of the government sanction. The customer would be liable to pay the delay charges at the rate of 10% per month. If the party takes possession within 30 days from the date of issuance of the sanction, no delay charges will be payable.

THE SPECIFICATIONS

STRUCTURE

Designed for seismic consideration for ZONE V as per code IS 1893, Year 2002

Living/Dining/Passage/Lobby

Floor	Imported marble
Walls	Acrylic emulsion with Cornices as per design
Ceiling	Gypsum Board (standard)

Bedrooms

Floor	Wooden laminated flooring with 3" high wooden framed skirting
Walls	Acrylic emulsion with Cornices as per design
Ceiling	Gypsum Board (standard)

Kitchen

Walls	Combination of Ceramic Tiles upto 2' - 0" above the Counter and all round skirting in the balcony area
Floor	Suitable combination of one or more Indian Marble/Stone / Ceramic Tiles
Counter	Granite / Marble
Sinks / Appliances	Superior quality CP Fittings, Stainless steel double Basin / Single Drain Board Kitchen Sink, Exhaust fan

Toilets

Walls	Combination of Ceramic Tiles upto 7' - 0", Gypsum Board (standard) and more
Floor	Suitable combination of one or more Indian Marble/Stone / Ceramic Tiles
Counters	Granite / Marble
Fittings / Fixtures	Jequeo make or equivalent superior quality single Lever CP Fittings, Chromate Plaster / Paintwork / Hardware of equivalent or better make or equivalent, Toilet Roll/Ping, Soap Dish, Toilet Paper Holder and Coat Hook in Toilets

Toilet Shower Enclosures

Shower Curtain Rail with Shower / In-Rail

Balcony

Floor
Ceiling
S. Room and S. Room Toilet

Floor

Walls

Ceiling

Doors

Internal Door

Entrance Door

External Doors & Windows Hardware

Electricals

Security System

Plumbing

Golf Facility

Terrace
External Paint

Terrace

Combination of Ceramic Tiles and Gypsum Board (standard)

Gypsum Board (standard)

Polished / Painted Hardwood Frames with Polished Painted Modular Doors / Flush doors

Teak Veneered and Polished Flush Shutter / Modular Door Case
Powder Coated / Anodized Aluminium Glazings
Brush Hardware except for S.Room & S. Room Toilet

M.C. make or equivalent Modular Switches and Sockets, Copper Wiring fittings like fans, light fixtures, switches, appliances etc. not provided
Backup power of 1000A per apartment

Access cards for the residents for entry into the entrance lobby at ground level and in lobby in Basement, CCTV in Basement & main entrance lobby for surveillance

Copper Piping for water supply inside toilets and kitchen, Gas meter system for fire safety in all areas as per norms ISIRI / governing party

Party Room, Swimming Pool, Change Rooms and Gymnasium

THE SPECIFICATIONS

STRUCTURE

Designed for seismic consideration for ZONE V as per code IS 1883, Year 2002

Living/Dining/Passage/Lobby

Floor	Imported marble
Wall	Acrylic emulsion with Corniche as per design
Ceiling	Oil based distemper

Bedrooms

Floor	Wooden laminated flooring with 2" high wooden laminated skirting
Wall	Acrylic emulsion with Corniche as per design
Ceiling	Oil based distemper

Kitchen

Wall	Combination of Ceramic Tiles upto 2' - 0" above the Counter and oil based distemper in the balance area
Floor	Subsile combination of one or more Indian Marble/Stone / Ceramic Tiles
Counter	Granite / Marble
Fixings / Fittings	Superior quality CP Fixings, Stainless steel double Bowl / Single Drain Board Kitchen Sink, Electric Fan

Toilets

Wall	Combination of Ceramic Tiles upto 7' - 0" Oil Based Distemper and Mirror
Floor	Subsile combination of one or more Indian Marble/Stone / Ceramic Tiles
Counter	Granite / Marble
Fixings / Fittings	Jaguar make or equivalent of superior quality single Lever CP Fixings, Chromed Nylon / Porcelain / Hinges or equivalent; Bidet Car make or equivalent Toilet Flushing Soap Dish, Toilet Paper Holder and Coat Hook in Toilet

Hot Shower Enclosure

Shower Curtain Hinged Shower Curtain

Balcony

Floor	Tile
Ceiling	S. Room and S. Room Toilet

Floor

Walls

Ceilings

Doors

Window Case

Entrance Door

External Doors & Windows Hardware

Electricals

Security System

Painting

Club Facility

Tenants
External Paint

Tenants

Combination of Ceramic Tiles and Oil Based Distemper

Oil Based Distemper

Polished / Painted hardwood Frames with Polished Painted Blanked Stone / Marble on top

Top Mounted and Polished Push Shutter / Modified Rim Oper
Powder Coated / Anodized Aluminium Sliding Glass Hardware except for 2 Floor & 3 Room Toilet

MFI made or equivalent of star switches and Sockets, Copper Wiring / Fittings, Wire Bars, Light fixtures, geyers, appliances etc. not provided
Backup power of 10KVA per apartment

Access cards for the residents for entry into the common lobby, ground level and 3rd lobby in Basement, CCTV in Basement & common entrance lobby for surveillance

Copper Piping for water supply made to 1/2" and 3/4" size, 1/2" and 3/4" size for the safety in all water appliances Water softening plant

Party Room, Billiard Room, Change Room, and Gymnasium