

amb
selfie square

SECTOR 37D, DWARKA EXPRESSWAY
GURGAON

amb
THE ASSET BUILDERS

over 500 feet wide frontage
right on dwarka expressway,
gurgaon



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Artistic Impression

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Artistic Impression

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THE ASSET BUILDERS

"with a vibrant and
a lively tenant mix,
selfie square will be
the preferred shop
and work junction"



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THE ASSET BUILDERS

spread across 4 acres
with a total saleable
area of 4 lac sq.ft.

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Artistic Impression

LOCATION MAP

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SECTOR 37D, DWARKA EXPRESSWAY
GURGAON



- INDUSTRIAL
- RESIDENTIAL
- COMMERCIAL
- AGRICULTURAL
- AMB PROJECTS
- PROPOSED METRO CORRIDOR

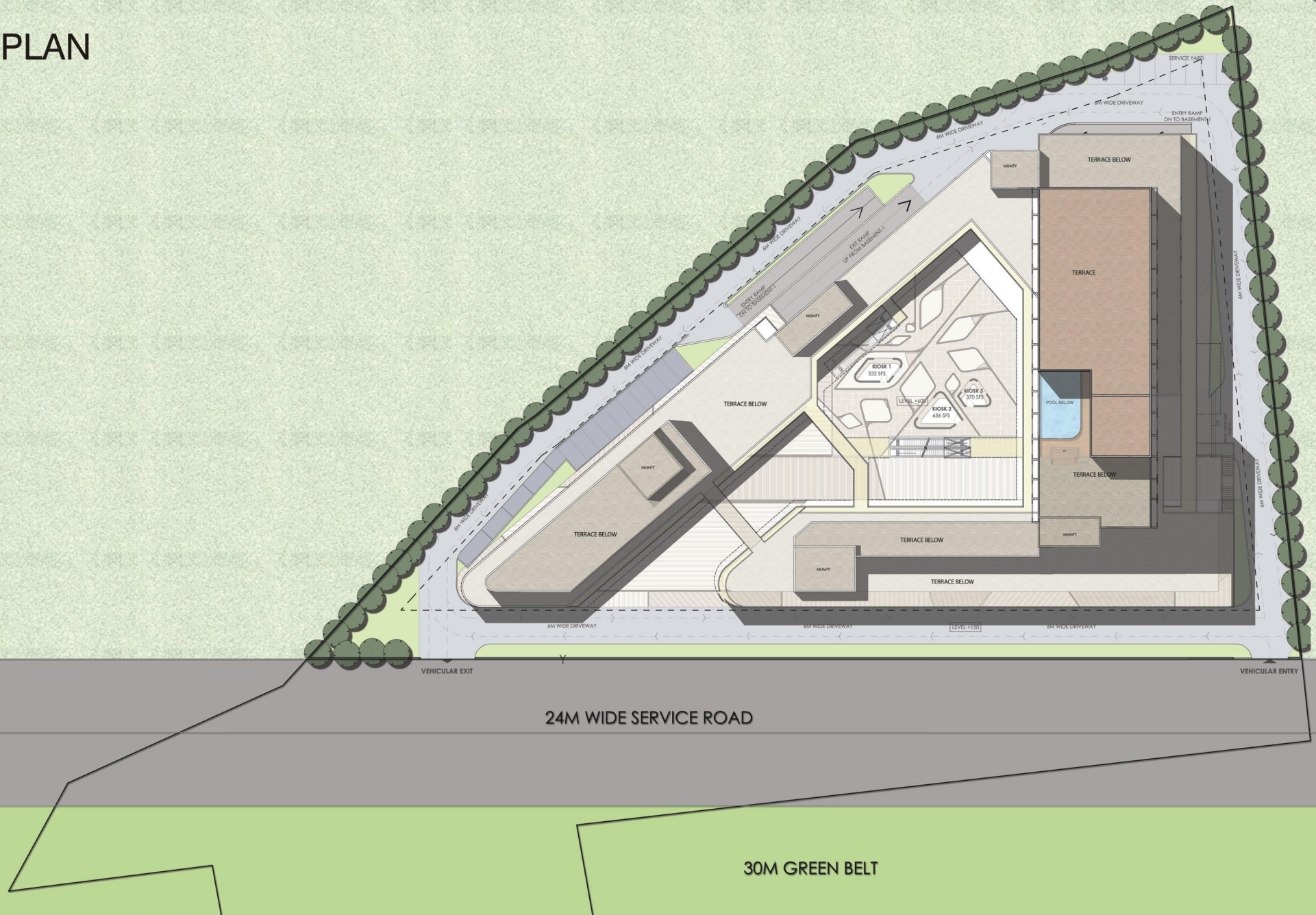
Map not to scale.

LEGENDS

RESIDENTIAL SECTORS	WALKING DISTANCE
PROPOSED METRO STATION	2 MINUTES
NH-08 HIGHWAY	5 MINUTES
RAJIV CHOWK	5 MINUTES
DIPLOMATIC ENCLAVE	10 MINUTES
KMP EXPRESSWAY	10 MINUTES
GURGAON TOLL	15 MINUTES
IGI AIRPORT	15 MINUTES



SITE PLAN

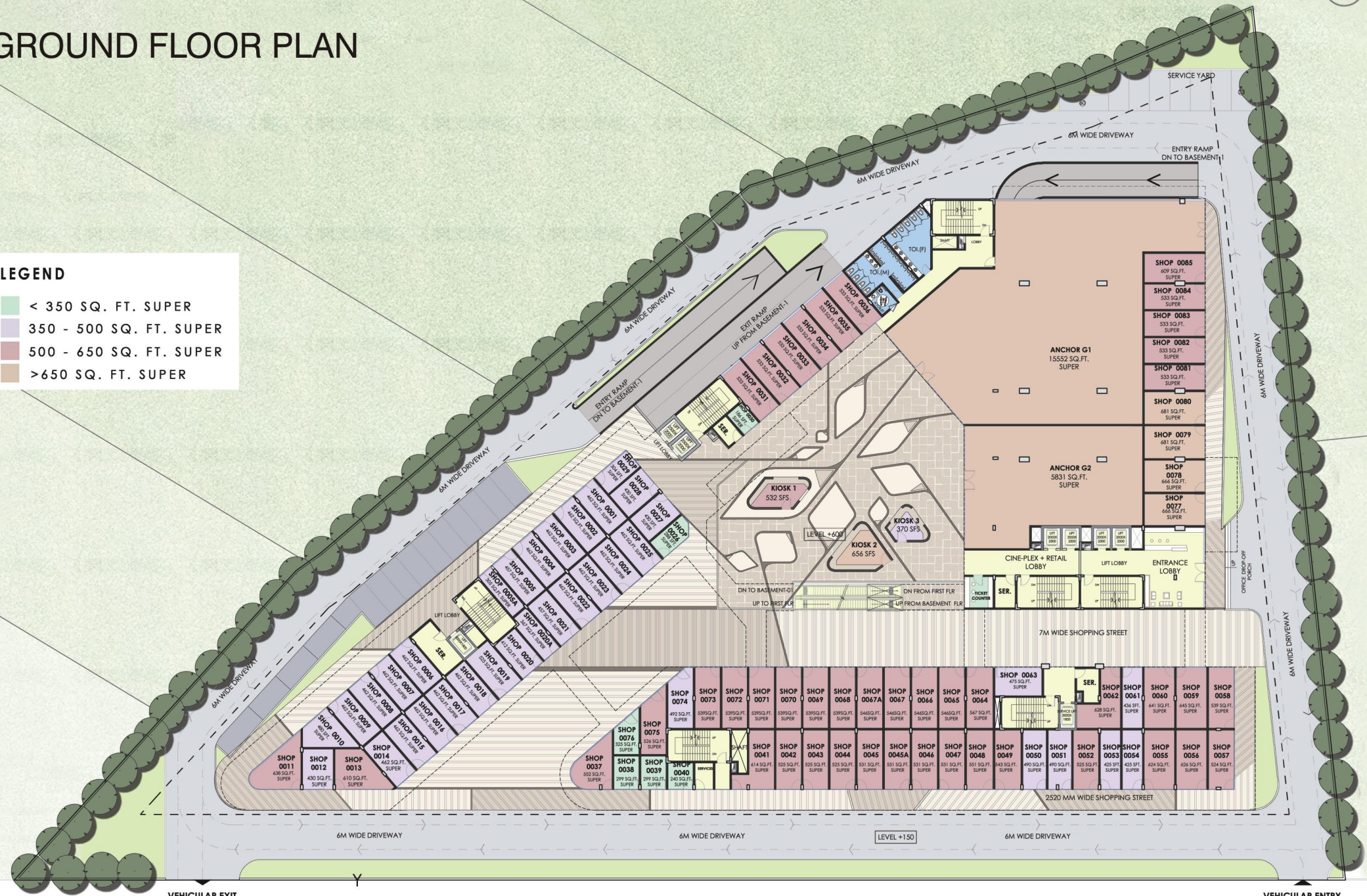




GROUND FLOOR PLAN

LEGEND

- < 350 SQ. FT. SUPER
- 350 - 500 SQ. FT. SUPER
- 500 - 650 SQ. FT. SUPER
- >650 SQ. FT. SUPER

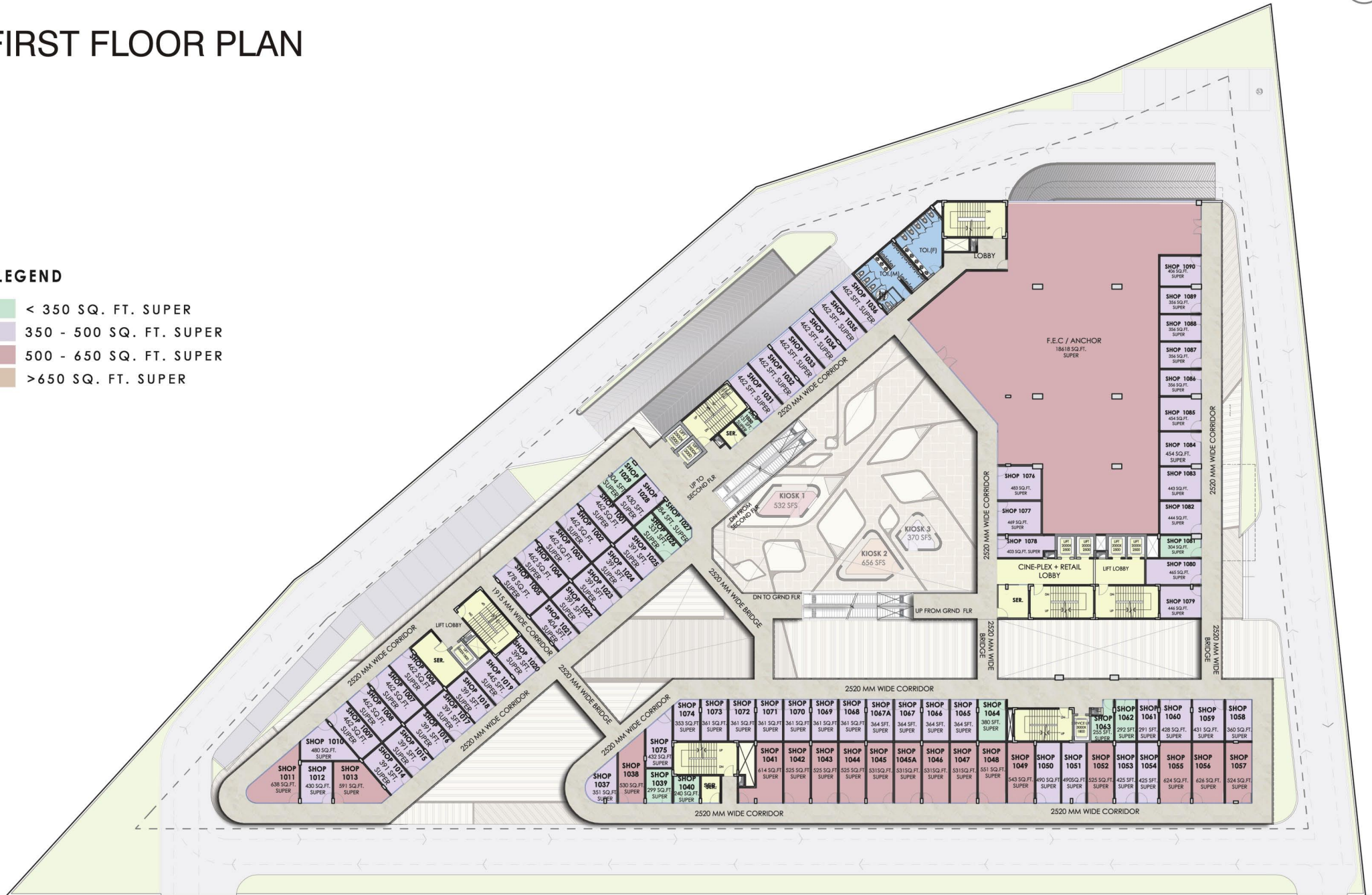




FIRST FLOOR PLAN

LEGEND

- < 350 SQ. FT. SUPER
- 350 - 500 SQ. FT. SUPER
- 500 - 650 SQ. FT. SUPER
- >650 SQ. FT. SUPER

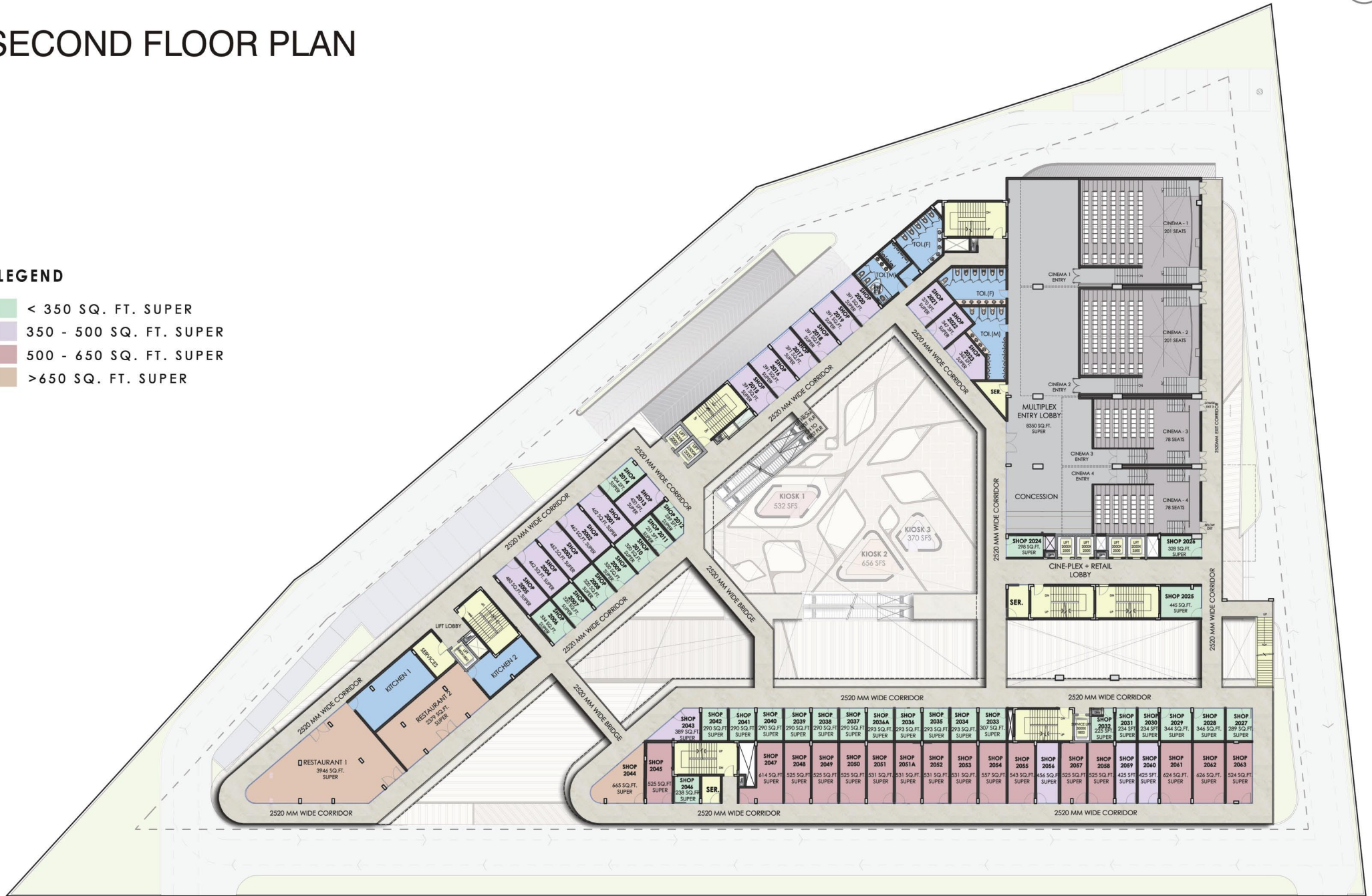




SECOND FLOOR PLAN

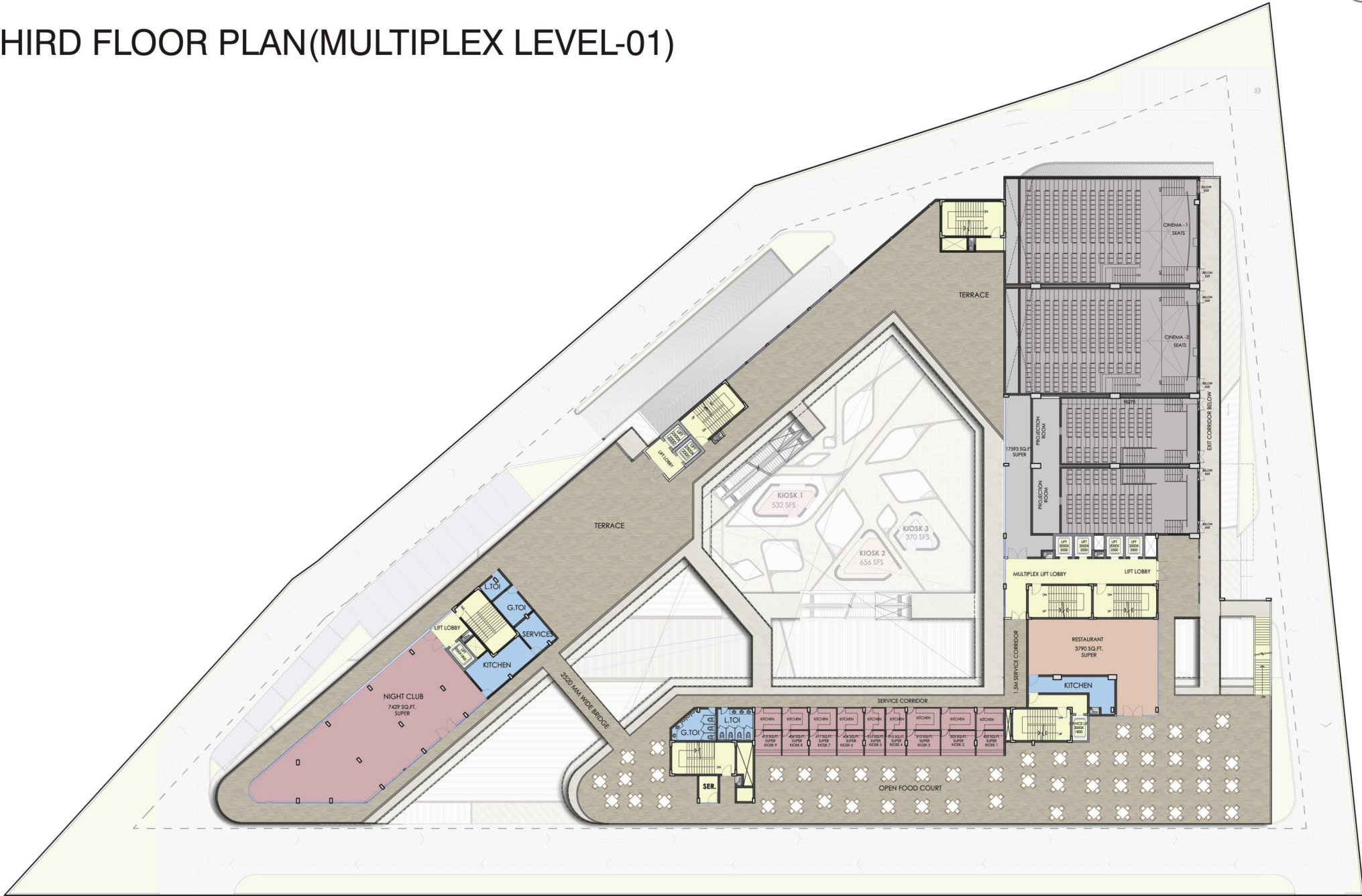
LEGEND

- < 350 SQ. FT. SUPER
- 350 - 500 SQ. FT. SUPER
- 500 - 650 SQ. FT. SUPER
- >650 SQ. FT. SUPER



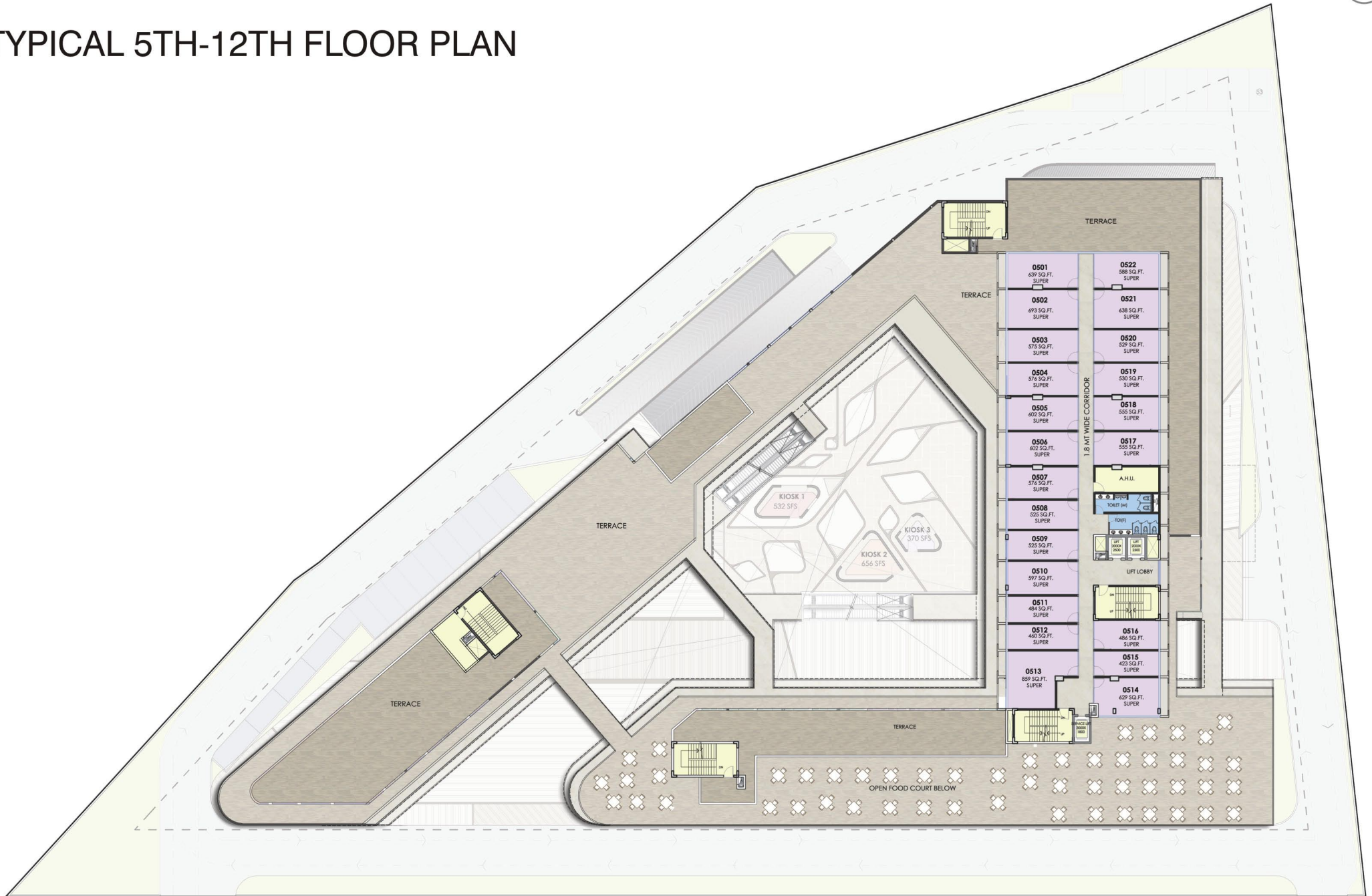


THIRD FLOOR PLAN(MULTIPLEX LEVEL-01)



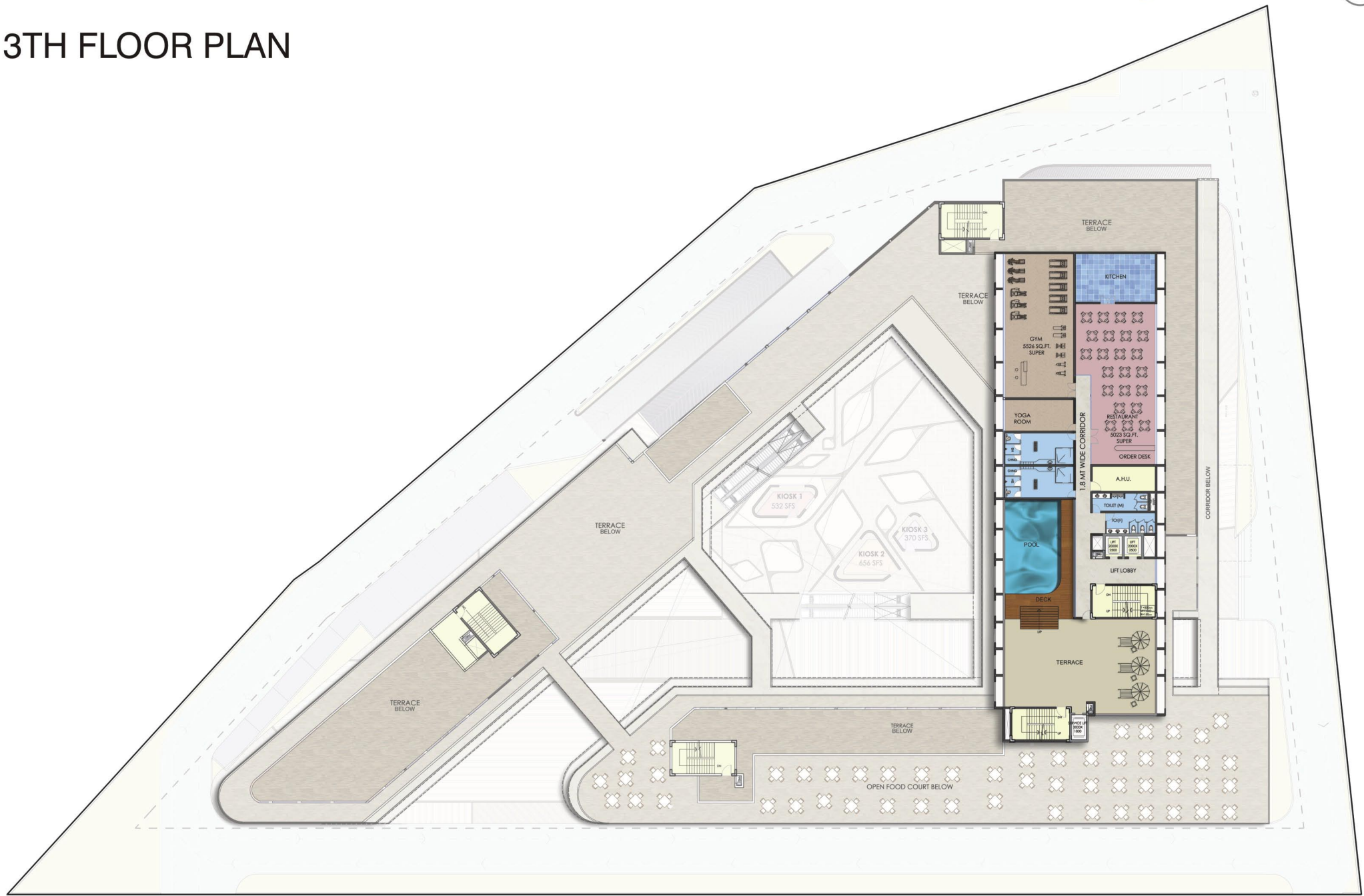


TYPICAL 5TH-12TH FLOOR PLAN



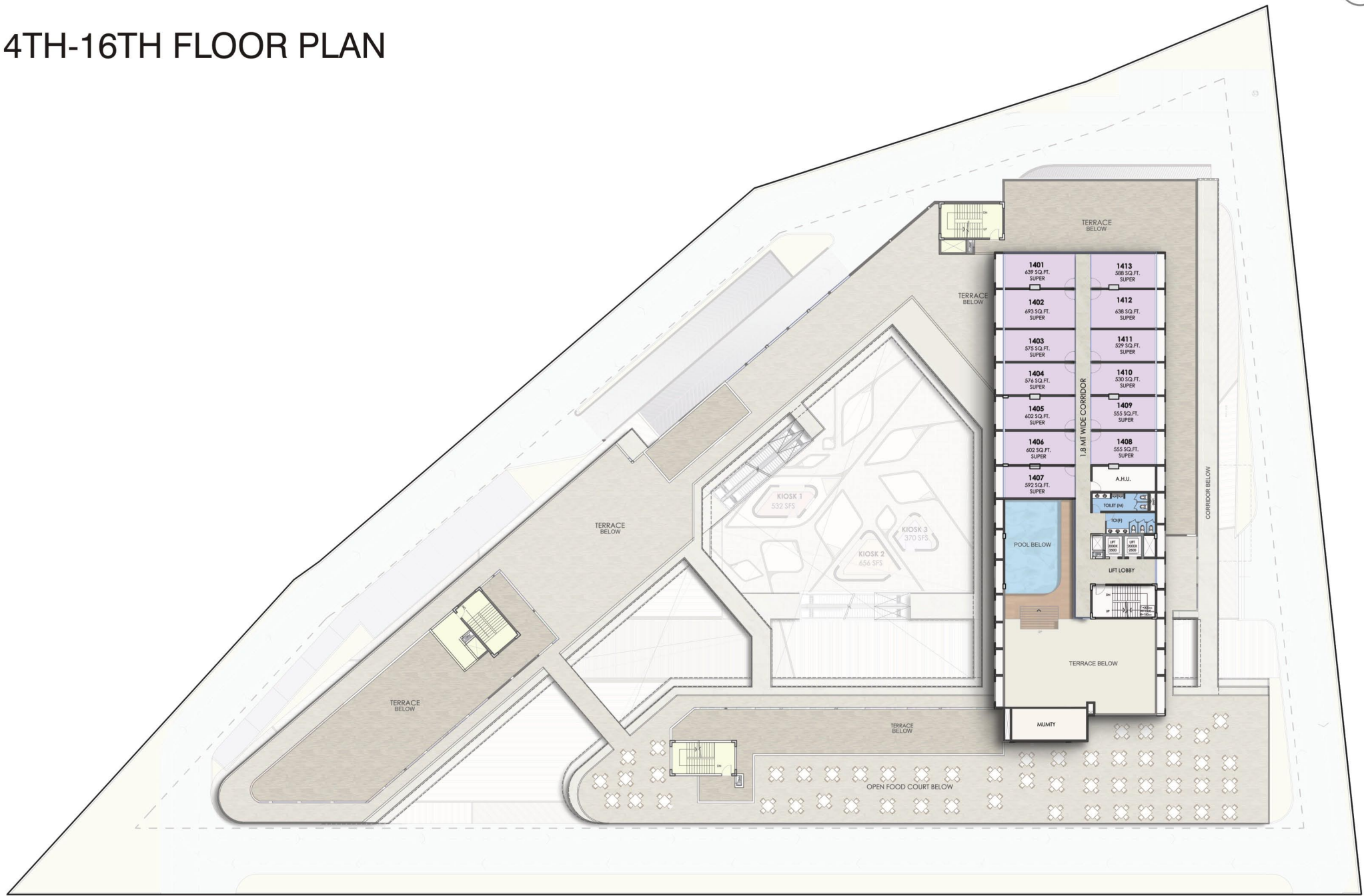


13TH FLOOR PLAN





14TH-16TH FLOOR PLAN



price list

Effective From **01.08.2014**

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BASIC SALE PRICE

FLOOR	BASIC SALE PRICE	INAUGURAL DISCOUNT
Ground Floor	INR 12,000/- per sq. ft.	As applicable
First Floor	INR 10,000/- per sq. ft.	As applicable
Second Floor	INR 8000/- per sq. ft.	As applicable
Third Floor	As applicable	As applicable
5th to 15th Floor	As applicable	As applicable

PREFERENTIAL LOCATION CHARGES (PLC)

PLC (AS APPLICABLE)	GF	1st Floor	2nd Floor
Expressway Facing	10% OF BSP	7.5 % OF BSP	7.5% OF BSP
Corner PLC	7.5 % OF BSP	5% OF BSP	5% OF BSP
Atrium Facing	7.5 % OF BSP	5% OF BSP	5% OF BSP

OTHER CHARGES (AS APPLICABLE)

Right to use covered car parking space (one mandatory above 400 sq. ft.)	INR 4,00,000/-
External Development Charges	As applicable
Internal Development Charges	As applicable

NOTE:

- All payments shall be made in favour of "V S Realprojects (P) Ltd."
- The validity of above rates are at sole discretion of the Company and could change at any time without prior notice.
- Right to use covered car parking space, EDC, IDC and other charges shall be extra.
- Any upward revision in future by the Government in the EDC, IDC and other charges levied after the date of booking shall be paid by the customer only.
- Service tax and all other Government Taxes, Duty, Fee, Charges & Cesses etc. shall be extra.
- The above prices are for the bare shell unit/space and does not include the sinking fund, cost of electric and water fittings, fixtures, meter etc. as well as the charges for connection thereof.
- An additional Timely Payment Discount (TPD) @ 5% shall be extended on all installments of BSP paid on or before the due date apart from initial deposit of 10% of BSP.

payment plan

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BOOKING AMOUNT

PARTICULARS	AMOUNT
Ground Floor	INR 5,00,000/-
First Floor& Second Floor	INR 4,00,000/-

DOWN PAYMENT PLAN (10% rebate on 95% of BSP)

At the Time of Booking	As mentioned above
Within 90 Days of Booking	95% of BSP (Less Booking Amount) + EDC + IDC + PLC + Right to use car Parking
On Offer of Possession	5% of BSP + Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges

CONSTRUCTION LINKED PAYMENT PLAN

At the Time of booking	As mentioned above
Within 45 Days of Booking	10% of BSP(Less Booking amount)
Within 90 days from Booking	10% of BSP
On Commencement of Basement III Floor Slab	7.5% of BSP + 50% of EDC and IDC
On Commencement of Ground Floor Slab	7.5% of BSP + 50% of EDC and IDC
On Commencement of Third Floor Slab	7.5% of BSP + 50% of PLC (if any)
On Commencement of Sixth Floor Slab	7.5% of BSP + 50% of PLC (if any)
On Commencement of Ninth Floor Slab	7.5% of BSP + 50% of right to use Car Parking
On Commencement of Twelfth Floor Slab	7.5% of BSP + 50% of right to use Car Parking
On Commencement of Top Floor Slab	7.5 % of BSP
On Commencement of Façade Work	7.5 % of BSP
On Commencement of Electrical Work	7.5 % of BSP
On Commencement of Plumbing Work	7.5 % of BSP
On Offer of Possession	5% of BSP + Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges



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