

# THE SIGN OF SUCCESS



When the perfect vintage meets the finest of vineyards, when the world's most powerful automobile engine finds its home in a Carbon Fiber chassis, or when the best quality silk rests beneath the string of perfectly cut stones, luxury gets a new meaning and something wonderful happens.

The mergers of the bests have always gifted the world with something it has never seen or experienced before.





## Luxury Knows No Recession

Nor inflation, Interest rate hikes or market sentiment

Porsche

**215**

cars between  
April – June 2011  
compared to 137  
in April – June  
2010

Sales of luxury  
labels BMW grew

**129 %**

Mercedes Benz by

**61 %**

Audi by

**77 %**

Some store sales for Canali,  
Jimmy Choo  
and Bottega  
Veneta are up

**30 %**

from last  
financial year



**b p t p**  
culture } movement



**We bring to you the limited edition  
European Style Luxury Residences  
In our First Co-Branded Township**



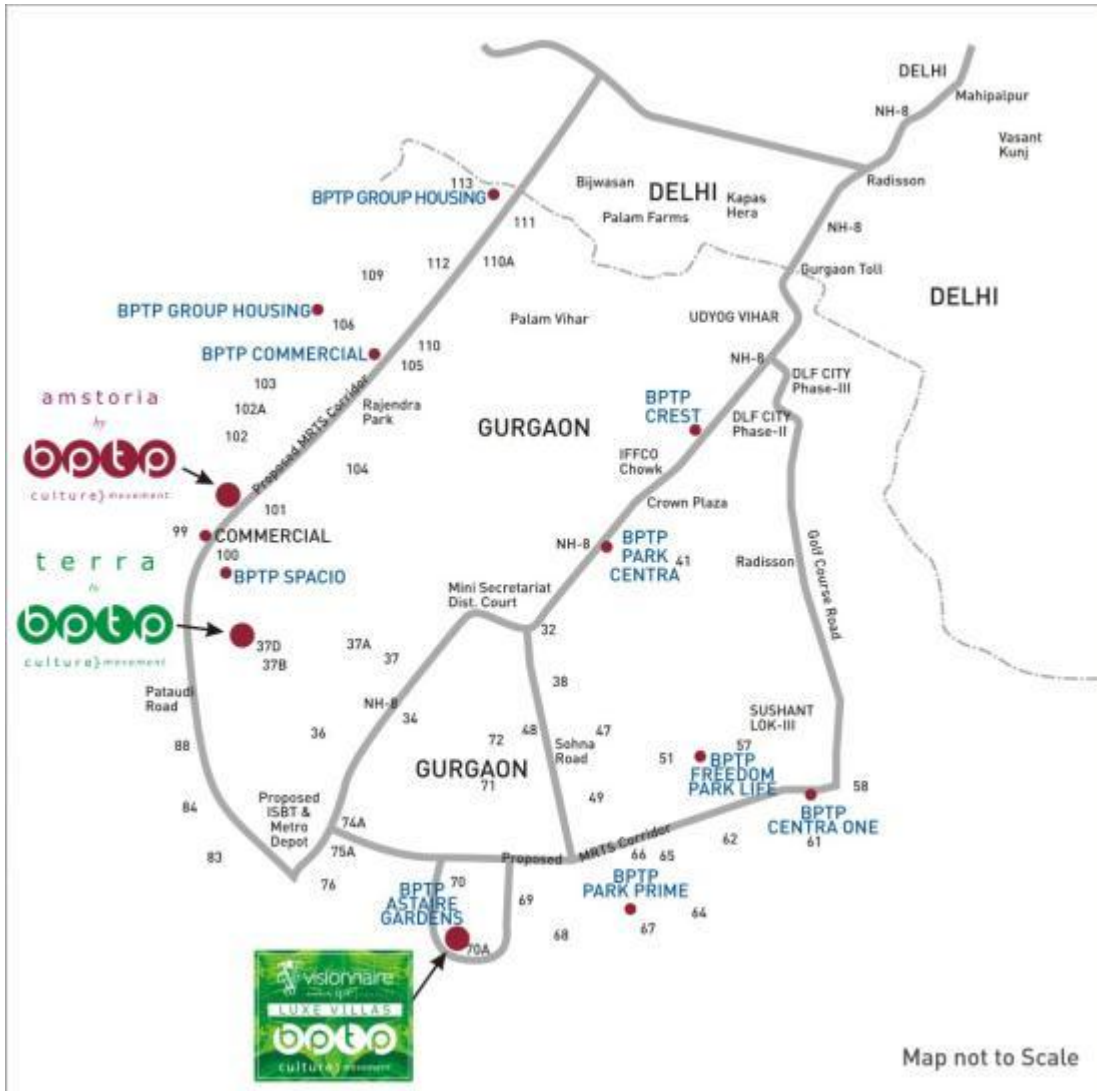


## The Elevation





## Location Map - Gurgaon



- Excellent connectivity via the Golf Course Road Ext. Road, Sohna Road and NH – 8
- 10 minutes away from Golden Greens Golf Course.



## Salient Features

- Excellent layouts with very good room sizes
- Maximizing natural light and ventilation even in basements
- Exclusive rich entrances for both the villas
- For the 1st & 2nd duplex villas there is a provision of a lift as well (at an extra cost of 15 lacs, if opted for or else the shaft provisioning will be made available.)
- 100 % power backup & 24x7 Civic facilities
- Landscaped Gardens, Recreational Areas, High Street Retail & Streetscaping
- Ultra Luxury Club House – Sanctuary
- Spa, Multi-Cuisine Restaurant, World Class Gym, Swimming Pool
- Excellent Connectivity via SPR, Sohna Road & Golf Course Ext, Road
- Initial Launch offer- At a 10% launch discount for a limited period



Project Area	→	Part of 102 Acres Township
Subvention	→	Till offer of Possession
Loan Options	→	HDFC, ICICI Bank
Finishing	→	Bare shell and Fully Built-up Units
Sizes	→	545 Sq. Yds. (9550 Sq. Ft.)
Sizes (Sq. Ft.)	→	Level 1. 4660 Sq. Ft. (Basement + GF)
Sizes (Sq. Ft.)	→	Level 2. 4890 Sq. Ft. (FF + SF)



## Sanctuary – The Luxury Club

**Spread over 2 acres, the club boasts:**

- Outdoor and kids' pool
- Jogging tracks
- Outdoor activities
- Gymnasium
- Multi-cuisine restaurant
- Banquet hall
- State-of-the-art theatre
- Multiple sports facilities
- Spa



# Current Status





# Payment Plan

## Subvention Payment Plan

Milestones	BSP	DC	PLC	Other Charges ^	Source
At the time of booking	Rs. 25 Lacs (inclusive of Service Tax)				Customer
Within 60 days of booking	Complete 20%	Complete 20%	Complete 20%		Customer
At Start of Construction	25%	25%	25%		Bank
On casting of Ground Floor roof Slab	15%	15%	15%		Bank
On Casting of Top Floor roof Slab	15%	15%	15%		Bank
On Completion of Brick Work	20%	20%	20%		Bank
On offer of possession	5%	5%	5%	100%	Customer

^ PBIC + IFMS + Recreational Facility Registration Charge (RFGC) + Stamp Duty + Registration Charges+ Administrative Charges+ Other applicable charges (If Any)

Earnest Money: 15% of COP (COP includes BSP + DC + PLC)



### Construction Linked Payment Plan

Milestones	BSP	DC	PLC	Other Charges ^
At the time of booking	Rs. 25 Lacs (inclusive of Service Tax)			
Within 60 days of booking	Complete 20%			
Within 120 days of booking	5%	25%	25%	
Within 150 days of booking	5%	25%	25%	
At Start of Construction	7.5%	25%	25%	
On Casting of Basement roof Slab	7.5%	25%	25%	
On Casting of Ground Floor roof Slab	7.5%			
On Casting of First Floor roof Slab	7.5%			
On Casting of Top Floor roof Slab	10%			
On Completion of Brick Work	10%			
On Completion of External Plaster	10%			
On offer of possession	10%			100%

^ PBIC + IFMS + Recreational Facility Registration Charge (RFGC) + Stamp Duty + Registration Charges+ Administrative Charges+ Other applicable charges (If Any)





Down Payment Plan (10% Discount on BSP)					
Milestones	BSP	DC	PLC	Recreational Facility Registration Charge (RFGC)	Other Charges ^
At the time of booking	Rs. 25 Lacs (inclusive of Service Tax)				
Within 45 days of booking	Complete 20%	Complete 20%	Complete 20%		
Within 90 days of booking	70%	80%	80%	100%	
On offer of possession	10%				100%
^ PBIC + IFMS + Stamp Duty + Registration Charges+ Administrative Charges+ Other applicable charges (If Any)					

This detailed floor plan illustrates a two-story residential building with a central living and dining area. The ground floor features a large living/dining space (37'-0" x 15'-6") with a fireplace, a family lounge (11'-0" x 15'-6"), a kitchen (9'-0" x 12'-4"), and a utility room (9'-0" x 5'-5"). It also includes a patio (12'-6" x 15'-2"), a verandah, and a courtyard (14'-0" x 10'-4"). The first floor has three bedrooms (16'-0" x 12'-4", 15'-0" x 13'-0", and 12'-5" x 17'-9"), a bathroom, a walk-in closet, and a powder room. The second floor includes a sunken court below (14'-5" x 35'-5"), a lawn (11'-6" x 18'-8"), and a lawn (22'-0" x 23'-3"). The plan also shows a lift, stairs, and various outdoor areas like a lawn and a sunken court.

**Rooms and Dimensions:**

- SUNKEN COURT BELOW: 14'-5" X 35'-5"
- BEDROOM: 16'-0" X 12'-4"
- TOILET: 9'-2" X 5'-7"
- WALK-IN: 6'-6" X 8'-7"
- FAMILY LOUNGE: 11'-0" X 15'-6"
- BEDROOM: 15'-0" X 13'-0"
- TOILET: 9'-2" X 8'-0"
- WALK-IN: 5'-6" X 8'-0"
- LIVING / DINING: 37'-0" X 15'-6"
- PATIO: 12'-6" X 15'-2"
- POWDER: 4'-0" X 7'-5"
- TOILET: 3'-10" X 4'-1"
- KITCHEN: 9'-0" X 12'-4"
- UTILITY: 9'-0" X 5'-5"
- COURTYARD: 14'-0" X 10'-4"
- TOILET: 6'-7" X 8'-4"
- WALK-IN: 6'-7" X 5'-1"
- BEDROOM: 12'-5" X 17'-9"
- SERVANT: 6'-0" X 7'-5"
- LOBBY: 6'-7" X 8'-3"
- VERANDAH
- LAWN: 11'-6" X 18'-8"
- LAWN: 22'-0" X 23'-3"

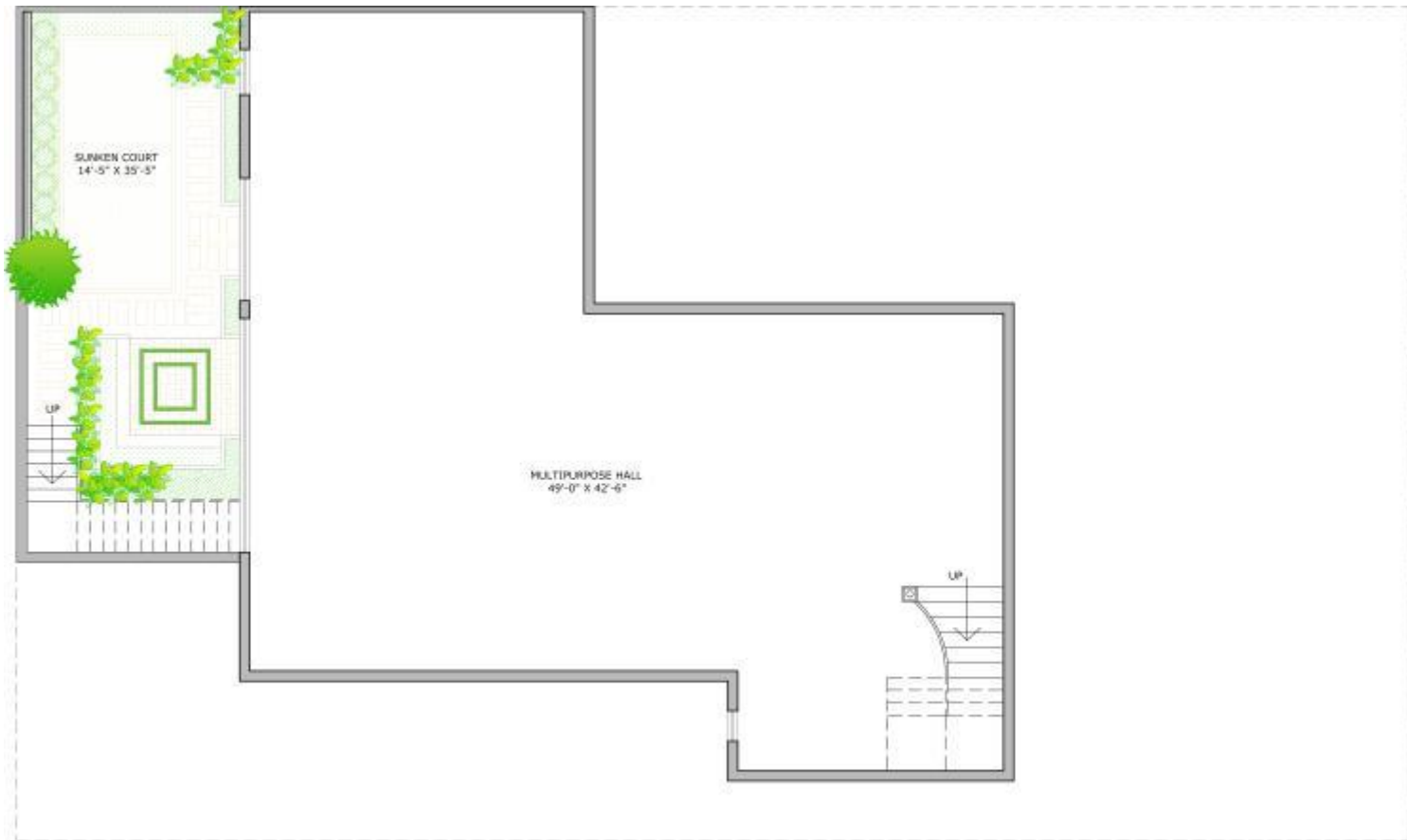
**Other Features:**

- UP (Upstairs)
- DN (Downstairs)
- LIFT
- STAIRS
- DOOR
- WINDOW
- PLANT
- POOL
- PARKING

SALEABLE AREA  
GR.+BASEMENT - 4660 SQFT.







545 SQYD DUPLEX VILLA

BASEMENT FLOOR

SALEABLE AREA  
GR.+BASEMENT - 4660 SQFT.

(Level – 1, Basement 1795 Sq. Ft.)





545 SQYD DUPLEX VILLA

FIRST FLOOR

SALEABLE AREA  
FIRST+SECOND - 4890 SQFT.

(Level – 2, First Floor)







545 SQYD DUPLEX VILLA

SECOND FLOOR

SALEABLE AREA  
FIRST+SECOND - 4890 SQFT.

(Level – 2, Second Floor)



THANK YOU