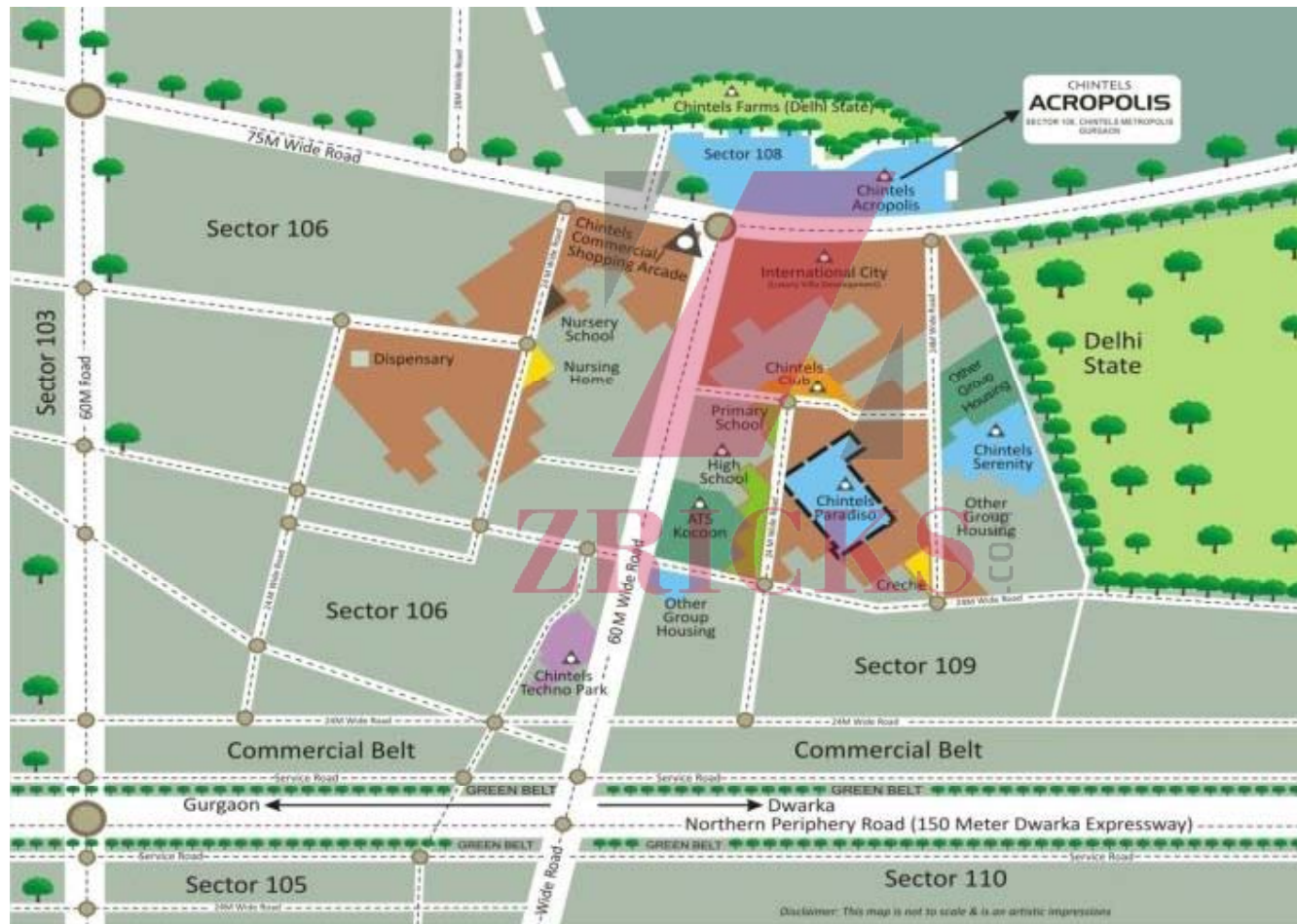


Chintels Latest Residential Project

CHINTELS  
**ACROPOLIS**  
SECTOR 108, CHINTELS METROPOLIS  
GURGAON

## Site Location in Metropolis



Not as per scale

# Chintels Acropolis - Site plan



## Chintels Acropolis – Aerial View



Perspective View

## Chintels Acropolis – Initial 3D Tower Elevations



Perspective View

## Chintels Acropolis – Initial 3D Tower Elevations



Perspective View

## About Chintels Acropolis

- Located in the prime sector 108, Gurgaon
- 23 uber luxurious & contemporary breathtaking towers. Developed on 39.375 acres.
- Superbly crafted 3, 4 & 5 bedroom apartments with avant-grade features
- Chintels Acropolis allows uninhibited open spaces
- Designed to exceed expectation with modern architecture
- Lush and artistically designed central landscape
- Chintel Acropolis's unique architecture and use of state-of-the-art technology & devices will set unparalleled benchmark of luxury and convenience.
- Chintels Acropolis promises the experience of an incomparable lifestyle.

## Mandatory Government Approval

SI No	Approvals	Status
1	Licenses	Obtained
2	Building Sanction Plan	Obtained
3	Height Clearance	Obtained
4	Environmental Clearance	Obtained
5	Consent to Establish	Obtained
6.	Forest Clearance	Obtained

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## Cluster Plan of Tower N & O



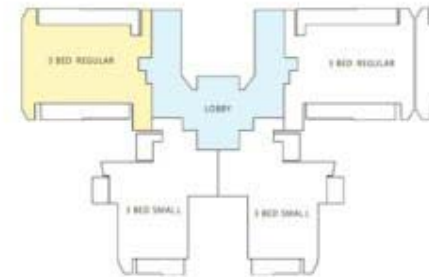
CLUSTER PLAN



MASTER PLAN

TOWER L, M, N & O  
3 BED SMALL & 3 BED REGULAR TYPICAL FLOOR PLAN

## Floor Plan of 2135 Sqft (198.35 Sq. Mtr.) Apartment



TOWER PLAN



CLUSTER PLAN



MASTER PLAN

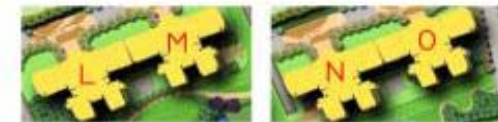
TOWER L, M, N & O  
3 BED REGULAR TYPICAL FLOOR PLAN  
Saleable Area - 2135 sq.ft. (198.35 sq.m)

CHINTELS ACROPOLIS

## Floor Plan of 1950 Sqft (181.16 Sq. Mtr.) Apartment



TOWER PLAN



CLUSTER PLAN



MASTER PLAN

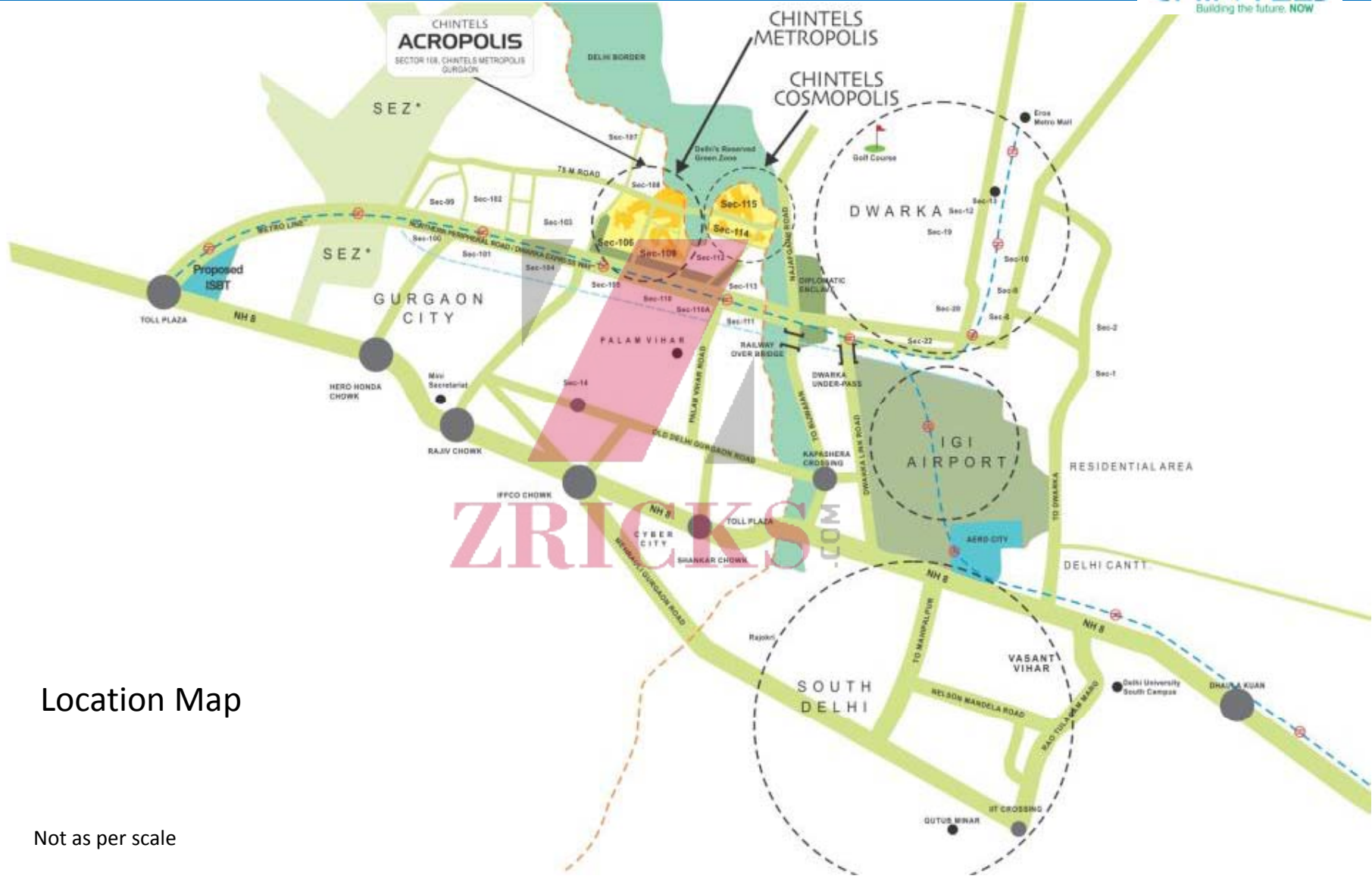
TOWER L, M, N, & O  
3 BED SMALL TYPICAL FLOOR PLAN  
Saleable Area - 1950 sq.ft. (181.16 sq.m)

## Advantages of Chintels Acropolis

### Location

- Frontage of approximately 0.5 km on the 75 meter sector dividing road
- Site is located on the junction of the 75 meter and 60 meter road
- Site is merely 1 km from Dwarka Expressway
- Site is touching Delhi State Border
- Site is adjoining a 35 acres Luxury Chintels Farm House Development in Delhi
- Project is part of Chintels Metropolis
- Premium Luxury Villas of 4- 9 crs developed by Sobha in Joint Development with Chintels is right across the project
- Site is in close proximity to a proposed Golf Course by DDA
- Site is in close proximity to the Diplomatic Enclave in Delhi
- Site is in close proximity to Airport and South West part of Delhi

Note: All information are subject to variation & modification by the company or the competent authorities



Location Map

Not as per scale

## Advantages of Chintels Acropolis

### Project

- Land is solely owned by Chintels
- Contiguous central landscape
- Less density since there are only 1340 apartments in 39.375 acres
- Only 3 ,4 & 5 Bhk apartments; Similar profile of residents
- Separate club for each phase , sporting activities, Gym & Spa
- Two Nursery Schools and One Primary School

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Note: All information are subject to variation & modification by the company or the competent authorities

## Advantages of Chintels Acropolis

### Product

- All bedrooms have an attached bathroom
- Huge and spacious balconies
- All apartments have a spectacular view of the central landscape
- Clear ceiling height of 2.9 meter for luxury and spacious feeling
- Flat Slab construction for beamless spacious rooms
- Every apartment has a loft for storage space

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Note: All information are subject to variation & modification by the company or the competent authorities

## Modern Amenities in Chintels Acropolis



- Modern Club & Gym • Swimming Pool & Jogging Track • Billiards & Table Tennis Room • Nursery School • Multi-utility Hall
- Supermarket • Tennis, Badminton, Basketball, Squash & Volleyball Courts • Skating Rink • Exclusive Children's Play Areas
- Basement Parking for Easy Access • In-house Maintenance Services • 3 Tier Security with CCTV

Note: All information are subject to variation & modification by the company or the competent authorities



## Chintels Acropolis Proposed Payment Plan

Payment Plan	BSP	EDC/IDC	PLC	Club	Car Park	IFMS
Booking Amount	15%					
Within 90 days	10%					
Commencement of Construction of respective tower	10%	50%				
Completion of 5th floor roof slab	9%					
Completion of 10th floor roof slab	9%	50%				
Completion of 15th floor roof slab	9%					
Completion of super structure	9%		100%			
Completion of electrical & plumbing work	9%					
Completion on Plaster	10%					
At time of possession	10%			100%	100%	100%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

- Commencement of Construction by calendar year Q1, 2015
- Possession of respective tower by calendar year Q 1, 2019
- By the time project is ready for hand over , we envisaged that all the infrastructure like roads, commercial hubs, retail, etc shall be ready and operational.
- Home loans shall be available from the leading national & private banks and financial institutions

## Chintels Acropolis Price List

Particulars	Rates (Rs.)	Unit
BSP (Basic Sales Price)	6,250.00	per sqft
EDC & IDC ( External Development Charges & Infrastructure Development Charges)	315.00	per sqft
IFMS ( Interest Free Maintenance Security)	100.00	per sqft
<b><u>PLC details (Preferential Location Charges)</u></b>		
Ground Floor	100.00	per sqft
First Floor	100.00	per sqft
Second Floor	100.00	per sqft
Third Floor	100.00	per sqft
Other Floors (3 BHK- Small)	75.00	per sqft
Other Floors (3 BHK-Large)-Right wing	75.00	per sqft
All Floors (3 BHK- Large)- Left wing	NIL	
<b><u>Other Cost</u></b>		
Covered Car Parking (one car park mandatory)	3,00,000.00	Per unit
Club Charges	1,00,000.00	Per unit

1 sq.mt = 10.764 sqft

## Chintels Acropolis Price List

**Note:**

- 1 Inaugural discount of Rs. 300 per sqft on BSP
- 2 All the rates mentioned above are per square foot of Sale Area of the unit.
- 3 The Prices are subject to change before booking without prior notice, at the sole discretion of the company.
- 4 Services Tax, other Govt levies/ taxes, stamp duty, registration charges are extra, as applicable
- 5 Other Charges towards Electrical connection, meter charges, water supply and consumption charges and any other charges levied by the competent authority will be proportionately charged.
- 6 External Development Charges (EDC) and Infrastructure Development Charges (IDC) are on pro-rata basis as applicable. In case of any revision, the same would be recovered on pro-rata basis from the
- 7 The terms and conditions as per the application form and the Apartment Buyer Agreement shall be applicable.
- 8 All payments to be made in Favour of ' Chintels India Limited - Acropolis'

## SPECIFICATIONS OF CHINTELS ACROPOLIS - HIGHLIGHTS

### STRUCTURE

Earthquake resistant RCC framed structure

### AMENITIES & FACILITIES

Power Backup - Water Supply - Security with CCTV - Modern Fire Fighting System

### ENVIRONMENT FRIENDLY MEASURES

- Rain Water Harvesting with Percolation Pits to recharge the Ground Water Table
- Sewage Treatment Plant for zero discharge



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## SPECIFICATIONS

### DRAWING & DINING AREA

Floor	High Quality Vitrified Tiles
Walls	Smooth surface with Punning and Acrylic Emulsion Paint
Ceiling	Oil Bound Distemper

### BEDROOMS

Floor	Laminated Wooden Flooring and Wooden Skirting
Walls	Smooth surface with Punning and Acrylic Emulsion Paint
Ceiling	Oil Bound Distemper

### KITCHEN

Floors	Anti - Skid Ceramic Tiles
Wall	Ceramic Tiles up to 2' above the counter, rest smooth surface with Oil Bound Distemper
Ceiling	Oil Bound Distemper
Fitting & Fixtures	Granite Counter top Stainless Steel Sink with CP fittings

### TOILETS

Floors	Anti - Skid Ceramic Tiles
Wall	Ceramic Tiles Dado and Oil Bound Distemper
Ceiling	Oil Bound Distemper
Fitting & Fixtures	Single Lever CP fittings - Granite Counter- Premium Sanitary Wares - Conventional fittings & Indian WC for Servant Toilet

### SERVANT ROOM

Floors	Ceramic Tiles
Wall & Ceiling	Oil Bound Distemper

### BALCONIES

Floors	Anti - Skid Ceramic Tiles
Wall	Weather Proof Paint
Fitting & Fixtures	M.S Railing with Handrail

### DOORS & WINDOWS

Interiors	High quality hard Wood Frame with Flush/Moulded Shutter and branded hardware fittings
External	High quality Aluminum Powder Coated Doors, Windows and Ventilators

### LIFT LOBBIES/ CORRIDORS

Floors	Marble/Granite/Vitrified Tiles
Wall	Marble/Granite/ Paint
Ceiling	Oil Bound Distemper

### STRUCTURE

Seismic Soundness	Earthquake resistant RCC framed structure with external Brick/Block work walls
External Finish	Exterior grade Water Proof Texture Paint

### ELECTRICAL

Concealed Conduits with Copper Wires and Modular Switches/Sockets with sufficient points for power and lighting. Provision for Cable TV and Telephone Sockets

### CLUB & SPORTS FACILITIES

Swimming Pool & Kids Pool - Banquet - Well Equipped Gymnasium and Spa - Squash Court - Multipurpose Hall - Meditation & Yoga - Basketball Court - Cricket Practice net - Badminton Court - Tennis Court

### AMENITIES & FACILITIES

24 x 7 Power Backup - 24 x 7 Treated Water Supply - Sewage Treatment Plant - Round-the-Clock 3 Tier Security with CCTV - Fire Detection and Fire Fighting System - Reticulated Piped Gas Supply System - High Speed Elevators - Estate office for Round-the-Clock maintenance services - Nursery School - Primary School - Convenient Shopping

### FIRE FIGHTING SYSTEM

- Wet Riser/Hydrants at all Floors
- Automatic Sprinklers for all Apartments and Basement
- Fire Alarm & Public Announcement System in common areas
- Smoke/Heat Detectors for Buildings

### ENVIRONMENT FRIENDLY MEASURES

- Surplus Greens
- Rain Water Harvesting with Percolation Pits to recharge the Ground Water Table

Note: In the quest for excellence some of the specifications may have to be revised and are subject to change at the sole discretion of the Company / Architect.

O N G O I N G   P R O J E C T S

 CHINTELS PARADISO	 CHINTELS <i>Serenity</i>	 international city	 ATS KOCON Jointly developed with Chintels	CHINTELS CORPORATE PARK
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U P C O M I N G   P R O J E C T S

CHINTELS <b>ACROPOLIS</b>	 CHINTELS CENTER	CHINTELS TECHNO PARK
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