



ARTISTIC IMPRESSION OF WOODWINDS RESIDENCES

WOODWINDS

LUXURY RESIDENCES

More space, more freedom for more independent way of living

WoodWinds Residences within Esencia are the epitome of distinctive living. WoodWinds offer the ultimate in space and freedom incorporating every comfort. These expansive low-rise residences include living areas complemented by large outdoor sit-outs and roof terraces, perfect for outdoor entertainment. Ground Floor residents here will have the convenience of elevator for the ground and basement.

These residences have been designed to allow the benefit of minimal intrusion and maximum privacy. It is a once in a lifetime opportunity to experience a signature lifestyle.

- SPACIOUS 4 BEDROOM RESIDENCES
- AIR-CONDITIONED LOW RISE HOUSES
- GROUND FLOOR WITH REAR AND FRONT LAWN WITH SPACIOUS BASEMENT
- SECOND FLOOR WITH PRIVATE TERRACE
- LIFT FOR 1ST AND 2ND FLOOR
- MODULAR KITCHEN, VIDEO PHONE AND SECURITY ALARM
- MARBLE FLOORING IN LIVING AND DINING AREA
- FULL HEIGHT DOORS AND WINDOWS FROM FLOOR TO CEILING
- DEDICATED TWO PARKING FOR EACH RESIDENCE





ACTUAL GATE AT SITE



Welcome to Gurgaon's first true green township

A sense of calm. A breath of fresh air. Life at your own pace, and knowing everything is close by. Being right where the action is, being in the loop—not to escape the everyday, but to embrace it; not to be somewhere else, because where you are is just perfect.

Welcome to Esencia - a new level of green luxury living.

Gurgaon's first master planned, green residential development presents you with a brilliant living experience: the mellow glow of a home that is exactly the size you need, balanced with the invigorating vibrancy of everything under the sun.

- READY TO MOVE IN TOWNSHIP WITH LIMITED NUMBER OF VILLAS & FLOORS
- ALL LOW-RISE DEVELOPMENT SPREAD OVER 142 ACRES
- MIX DEVELOPMENT OF PLOTS, VILLAS, FLOORS & SHOPPING COMPLEX
- EXQUISITE LANDSCAPING & WATER BODIES
- 8 THEME PARKS
- GATED COMMUNITY
- PEDESTRIAN FRIENDLY STREET
- MEDICAL CENTRE, SCHOOL, CLUB
- GREEN FEATURES SUCH AS RAIN WATER HARVESTING, WATER RECYCLING AND ENERGY CONSERVATION

The Parks

Esencia has been designed with 8 distinctive theme gardens, each one different from other.To begin with, Esencia is built around a signature central garden,The Hyde Park, an inviting location for community rendezvous and private gatherings. Each garden ranges from one to two acres to complement the refined taste and leisure activities of its residents.



FLORA PARK



HYDE PARK



H2O



O3



ECO GROVE

A coveted address that imparts your higher stature

Esencia is a city within a city where everything you desire is just a few steps away. Located on the Golf Course Extension Road, the most recognized address of Gurgaon.Your home is conveniently located near the prominent entertainment and business destinations.

- MINS AWAY FROM GOLF COURSE ROAD
- 10 MINS AWAY FROM DELHI
- 25 MINS AWAY FROM INDIRA GANDHI INTERNATIONAL AIRPORT
- CLOSE PROXIMITY TO HOSPITAL, MALLS & SCHOOLS



Note: License no. 18 of 2010 and 21 of 2011 for residential plotted colony on 140.15 acres, sector 67, Gurgaon. Layout plan approved vide - Drg.No.DGTCP-2397 on 16.2.2011 for 1043 residential plots, 2 nursery school, 2 primary school, 1 high school, 1 creche, 1 dispensary, 1 community centre, 1 religious place & 3 milk vegetable booths. Copy of approvals can be checked in the Head office of Ansal API - the developer.

Disclaimer: All images are an artistic conceptualization and do not purport to replicate the exact product.This does not constitute a legal offer.All site plans, floor plan areas, dimensions, specifications etc.,are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering.





Building lifestyles since 1967



PRICE LIST

Plot Area		Floor	Built Up Area	Basic Sale Price
(Sq Mts)	(Sq Yds)		(Sq Ft)	(In Lakhs)
390	467	Ground (with Basement)	2247 + (1909*)	245.00*
		First	2405	185.00
		Second	2405	205.00

Note:

- Ground floor unit is being offered with basement of an approximate area of 1909* sq ft. Sale price of ground floor is inclusive of basement cost.
- EDC /IDC shall be charged at Rs 225/- per sq ft and are in addition to above mentioned Sale Prices.
- Service Tax shall be applicable on Sale price @ 3.09%, on PLC @ 3.09% & on EDC/IDC @ 3.09% service charges. (as per the rates notified by the government). Service tax shall be payable along with respective installment and is mandatory.
- In the event the government / competent authority enhances external development charges, infrastructure development charges, service tax or any other charges payable in relation to the project, the price shall be revised accordingly.
- Air conditioners, Modular kitchens and wardrobes are inclusive of above mentioned Sale Prices
- Power back-up installation charges are inclusive in Sale Price, Maintenance / operational cost shall be charged extra with monthly maintenance charges
- Preferred location charges (PLC) shall be charged on units facing or adjoining the park, commercial/ shopping centre parks or green belt, corner or two side open units or units abutting or facing 18 mt wide roads or above. Charges are as follows:
 - Single PLC 3%
 - Double PLC 4%
 - Triple PLC 5%
- Cheques/Bank Drafts to be issued in favour of **“ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED ”** payable at New Delhi only. Outstation cheques shall not be accepted
- The Stamp Duty, Registration fee, miscellaneous charges, Interest Free Maintenance Security Deposit (IFMSD) & other charges (if applicable) shall be paid at the time of offer of possession

A. DOWN PAYMENT PLAN

Sr No	Particulars	Installments
1	At the time of booking	10% + ST
2	Within 45 days from the date of booking (with 12 % rebate on down payment amount)	85% + ST + 100% of EDC/IDC
3	On Offer of possession	5% + ST + IFMSD + Stamp Duty + Registration Charges

B. CONSTRUCTION LINKED INTEREST FREE INSTALLMENT PLAN

Sr No	Particulars	Installments
1	On Booking	10% + ST
2	Within 45 days from date of Booking	10% + ST
3	Within 90 days from date of Booking	10% + ST + 25% of EDC/IDC
4	On Commencement Of Construction	10% + ST + 25% of EDC/IDC
5	On Commencement Of Basement's roof Slab	10% + ST + 25% of EDC/IDC
6	On Commencement Of First floor roof Slab	10% + ST + 25% of EDC/IDC
7	On Commencement Of Second Floor roof Slab	10% + ST
8	On Completion of brick work & internal Plastering	10% + ST
9	On Completion of internal electrical work & services	10% + ST
10	On Completion of Internal Finishing	5 % + ST
11	At the time of offer of possession	5 % + ST + IFMSD + Stamp Duty Registration Charges



TYPICAL FLOOR PLAN

PLOT SIZE = 12.00x32.55 M. | PLOT AREA = 390.6 SQ.M. (467.157 SQ.YDS)