

CASA ROMANA

SECTOR-22, DHARUHERA

RESORT STYLE LIVING,
EVERYDAY...
EVERY MOMENT OF YOUR LIFE...

ZIRCKS

PREMIUM 2 & 3 BHK APARTMENTS INSPIRED BY ROMAN HERITAGE

SITE MAP



UNIT PLANS

2 BHK



APPROX.
SUPER AREA - 980 SQ.FT.



2 BHK + Study



APPROX.
SUPER AREA - 1225 SQ.FT.



UNIT PLANS

3 BHK



APPROX.
SUPER AREA - 1350 SQ.FT.



3 BHK + SR



APPROX.
SUPER AREA - 1680 SQ.FT.



LUXURIOUS CLUB WITH 5 STAR AMENITIES



WORLD CLASS AMENITIES

GYMNASIUM



**SWIMMING POOL
WITH JACUZZI**



RESTAURANT



SPA & SALON



DEDICATED SPORTS ZONE



ON DEMAND PERSONALISED MOVIE THEATRE



PROJECT HIGHLIGHTS

- **Green Building Concept & European Technology** based construction that strengthens structure as well as makes it healthy and energy efficient, **reducing Air-conditioning & Heating electricity bills up to 50% & Providing :**
 - a) **Thermal Insulation** b) **Sound Insulation** c) **High Control over Seepage**
 - d) **Bullet Proof & Fire Resistance**
- **Air-conditioned Waiting Lounge & Reception.**
- **Bell Desk with luggage trolley in all towers.**
- Premium Club facilities like '**On Demand**' **Movie Theatre**, Swimming Pool, Splash Pool, **Jacuzzi**, Gym, **Aerobics Room, Salon & Spa, Concierge Service, Guest Rooms, Cards Room, Café & Restaurant** etc.
- **Approx. 40,000 Sq. Ft. dedicated Zone for sports** with Playing Courts for **Lawn Tennis, Basket Ball, Badminton and Skating Rink** etc.
- **Recreational Zone** for elders, social activities, relaxation, kids play area, garden pavilion and palm court etc.
- **Crèche, Laundromat, Car Wash Point** and Local Shopping Complex.
- Emergency hotline, CCTV coverage in the Basement & Tower entrance.

SPECIFICATIONS

STRUCTURE

- **Green Building Concept & European Technology** based construction that strengthens structure as well as makes it healthy and energy efficient
- Earthquake resistant RCC Column Beam Structure (as per SEISMIC CODE)

WALL FINISH

Drawing & Dining	POP/ putty punning on walls with pleasing shades of paint & a Designer Wall
Bedrooms	POP/ putty punning on walls with pleasing shades of paint
Lift & Lobby	Marble/ Granite cladding & tile flooring
External	Elegant permanent finish paint

FLOORING

Drawing & Dining	Vitrified (2'x2')/ Wooden/ Textured Flooring or similar
Bedrooms	Vitrified (2'x2')/ Wooden/ Textured Flooring or similar
Study	Vitrified (2'x2')/ Wooden/ Textured Flooring or similar
Servant Room	Ceramic tile Flooring or similar
Balconies & Bathrooms	Antiskid ceramic tiles 1'x1' or similar
Staircase	Marble/ Stone step & riser with MS railing & hand rail
Kitchen	Antiskid ceramic tiles 1'x1' or similar

KITCHEN

Counter	Granite counter with stainless steel sink & premium CP fittings
Wall Tiles	500 mm tiled Dado area

BATHROOMS

Walls	Ceramic tiles upto 7 ft height in 1'x1' or similar
CP Fittings	Premium quality fittings
Sanitaryware	Premium quality fittings

DOORS & WINDOWS

Main Door	8 Ft High Skin/ Flush Door with magic eye, security door chain & provision for fly mesh/ security door.
Internal doors	Moulded skin doors or similar
Windows	Powder coated Aluminium/ composite glazing SS Curtain Rod on balcony doors & windows in all rooms

AIR CONDITIONING

Provision for AC in Drawing/ Dining & all bedrooms

ELECTRICALS

Light fittings & Fan in each bedroom (of standard make)
Phone & T.V. outlet provision in all rooms

PLATINUM SERIES APARTMENT

Luxuriant Beds, Dining Table and Sofa Set
High-end Kitchen/ Wardrobe
Premium Professional POP work including mouldings/ cornice & decorative fire place
Luxurious Sanitary ware - Vitra, Kohler, American standard or equivalent
Luxurious CP fittings - Roca, Kohler, Grohe or equivalent
Flooring: Premium tiles or similar
Walls (Bathroom): Premium tiles or similar
A/Cs, Geysers, Curtains
Home Automation
Premium Switches, Electric fittings & Chandelier
Looking Mirror in all bathrooms & glass shower partition in Master bathroom

PAYMENT PLANS & OFFERS

CONSTRUCTION LINKED PLAN

Instt. No.	Particular	Payment	Other Charges
1st	Booking Amount	10.0%	
2nd	Within 45 days of Booking	10.0%	
3rd	Within 90 days of Booking	2.5%	50% of EDC
4th	On start of excavation	2.5%	50% of EDC
5th	On start of raft foundation	5.0%	
6th	On start of basement II roof slab	2.5%	50% of Club & Other amenities/ Charges etc.
7th	On start of basement I roof slab	2.5%	50% of Club & Other amenities/ Charges etc.
8th	On start of GF roof slab	5.0%	
9th	On start of 2nd floor roof slab	5.0%	
10th	On start of 4th floor roof slab	5.0%	
11th	On start of 6th floor roof slab	5.0%	50% of PLC (if any)
12th	On start of 8th floor roof slab	5.0%	50% of PLC (if any)
13th	On start of 10th floor roof slab	5.0%	
14th	On start of 12th floor roof slab	5.0%	100% of IDC
15th	On start of top floor roof slab	10.0%	
16th	On start of flooring & finishing	5.0%	Electricity & Power Backup etc.
17th	On start of Ext. Dev. Works	10.0%	
18th	On intimation of possession	5.0%	IFMS, Stamp Duty & Registry etc.

Booking Amount	₹ 99,000/-
Limited Offer	
<u>Timely Payment Rebate</u>	
Pay 60% on time and get Timely Payment Rebate @ ₹ 150/- PSFT	

POSSESSION LINKED PLAN

Booking Amount	
2 BHK & 2 BHK + Study	₹ 1 Lac
3 BHK & 3 BHK + SR	₹ 1.5 Lac
Particulars	Payment
Within 30 days of Booking	15% of BSP
On Super Structure	5% of BSP
On Offer of Possession	5% of BSP

Note:

1. Cheques/ DD/ PO to be made in favour of **Dwarkadhis Projects Pvt. Ltd.**
2. Service Tax will be charged extra.
3. Price & Offers are subject to change/withdrawal without prior notice.
4. *T&C Apply.
5. E.&O.E.

LOCATION MAP




LOCATION ADVANTAGES

- Walking distance from Proposed Rapid Metro Station.
- 25 Mins. from Gurgaon & 2 Mins. from NH-08.
- Direct entry from Dharuhera-Bhiwadi Expressway.
- Well connected to Delhi, Gurgaon, Manesar, Bhiwadi, Bawal, Rewari, Alwar and Neemrana.
- Companies like Saint Gobain, Honda Siel, Gillette, Ray Ban, Harley Davidson & many more in the close proximity.

- dpl Residential Projects
- dpl Commercial Projects
- Residential
- Commercial
- Industrial
- Agricultural Land
- Transport
- PROPOSED RTTS
- RTTS STATION
- Aravali Hills

*Map for presentation purpose only. Not to scale.



**LOVE
FEELINGS
TOGETHERNESS
& FAMILIES**
are nurtured here
“CASA ROMANA”

ZRICKS

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License No. 13 of 2013 dated 18/03/2013, Residential Group Housing Colony, 13.237 acres, M/s SKG Buildcon Pvt. Ltd. & M/s Ambition Colonisers Pvt. Ltd., No. and date of the revised approved layout plan - ZP- 873/AD (RA)/2014/15199 dated 14/07/2014 in collaboration with M/s Dwarkadhis Projects Pvt. Ltd., Total No. of Flats- 945, Provision of Nursery/Primary School, Community Centre/Club & Shopping Centre, etc.

Note : Visual representation shown in this brochure are purely conceptual. All Building Plans, Layout Plans, Floor Plans, Super Area, Specifications and Brand Names etc. are tentative and subject to variation & Modification by the company or the competent authorities sanctioning plans.