

Absolute Luxury



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## FACTS

<b>Levels</b>	5+1
• No. of Apartments	40
• No. of Penthouses	8
<b>Saleable Area</b>	
• Apartment	1894 Sq. Ft.
• Penthouse	3073 Sq. Ft.
Terrace	527 Sq. Ft.

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MARVEL

For Life's chosen few



Marvel Residencies by Niho. Extraordinary statements in exclusivity. 3 Bedroom Apartments & Penthouses with fool proof access control.

Meant for people who want to celebrate their success in true, Aristocratic style. People who won't compromise on space, luxuries and value-addition, not to speak of modern amenities. For whom life is pure, distilled quality.

Marvel. For a lifestyle beyond the best. For life's chosen few.



**MARVEL**



Absolute Luxury



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# M

## MAGNIFICENT

Magnificent view of rolling green vistas from every Apartment will make you realise that grass is always greener this side.

The spaces, the design, the sophistication.... everything is magnificent within.

# A

## ARISTOCRATIC

Aristocratic touches are reflected even in the smallest details...the POP cornices, the ceiling trims, the corner stones and more. Architecture here takes new meaning in function and fashion.

# R

## REFINED

A life refined to the core. In total symphony with nature's best blessings and man's own enhancement and embellishing.

Designed with passion so that life can be lived with refinement and indulgence.

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# V

## VALUED

Value addition is not for its own sake but to make life easy and very comfortable.

Like the Kitchen which make cooking a cool affair. The Crusher makes short work of kitchen waste disposal at source.

The Air-conditioned environment providing soothing effect to mind & soul.

# E

## EXCLUSIVE

Exclusiveness bordering rarity. Because only 48 apartments with penthouses are offered.

Only for the people who appreciate quality at its very best. Only for people who rise above vast majority of the also-rans. The ambience will be truly rarified.

# L

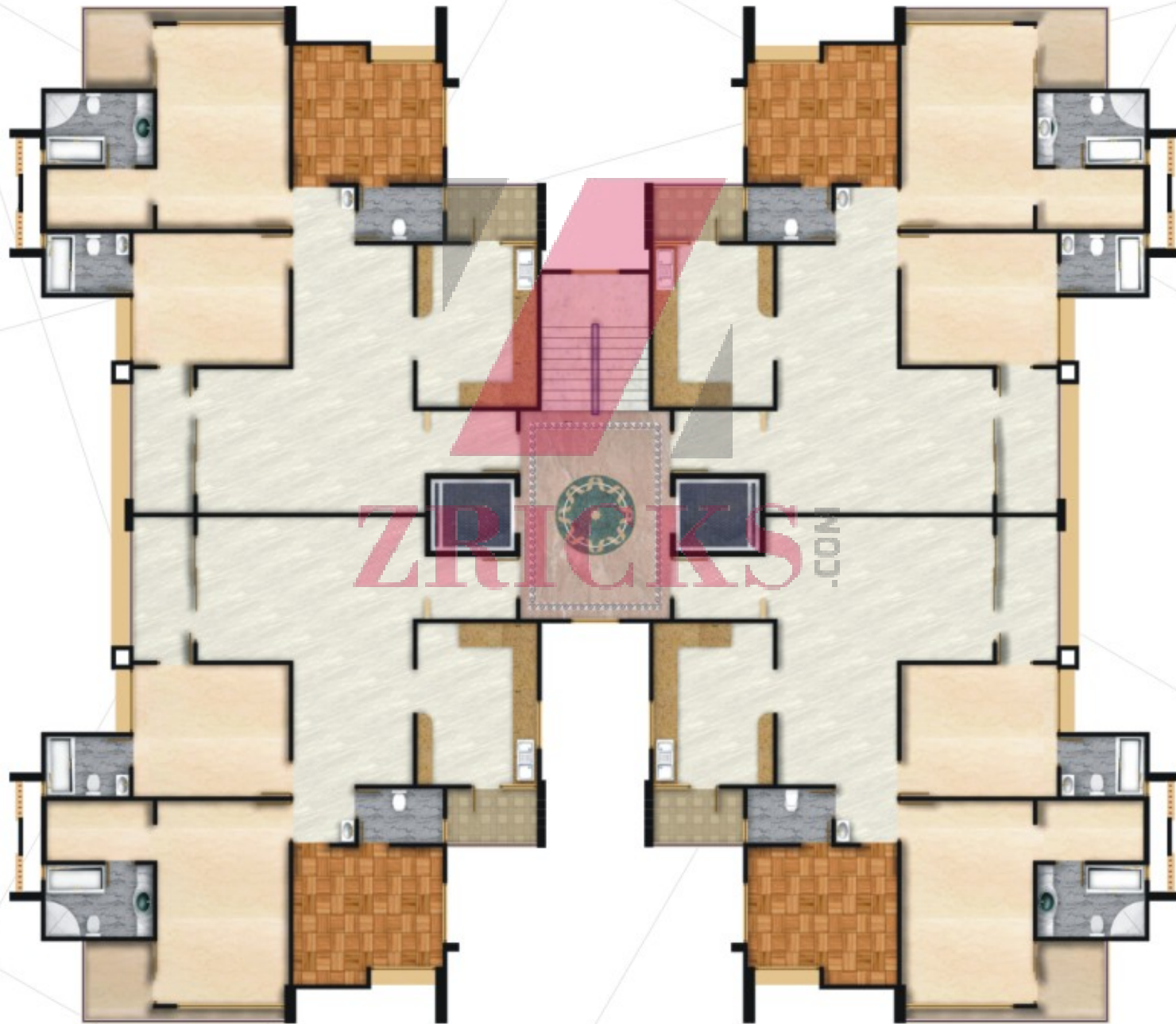
## LUXURIOUS

To call it luxurious will simply be an understatement because most features incorporated here will soon be the benchmarks for high end living. But it all would be low-key, intrinsic and authoritative without being loud and jarring.

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MARVEL

3 Bedroom Apartment  
Cluster



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# MARVEL

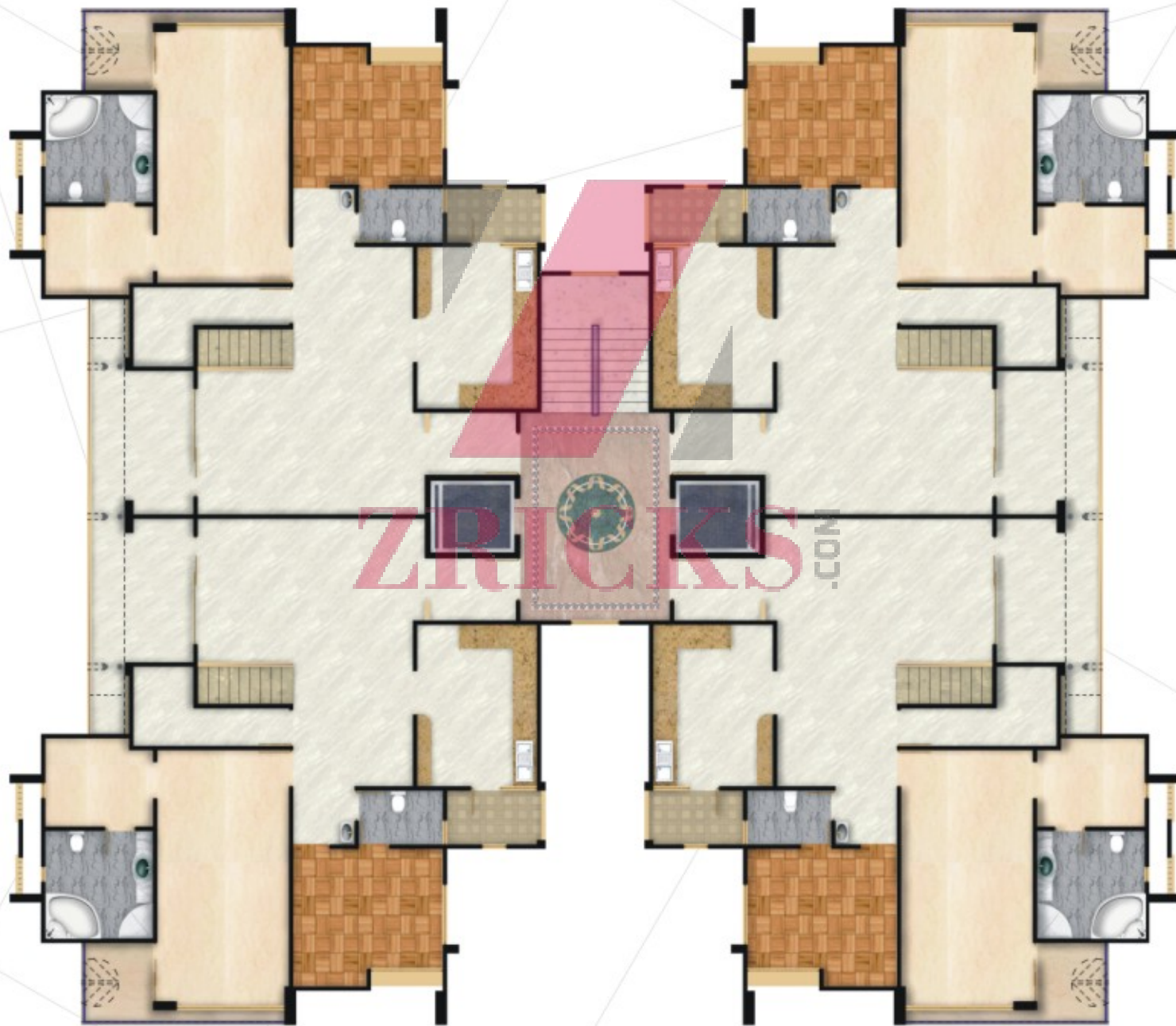
3 Bedroom Apartment  
Saleable Area: 1894 sq. ft.





MARVEL

PENTHOUSE  
4 Bedroom Lower Level Cluster



# MARVEL

## PENTHOUSE

4 Bedroom Lower Level

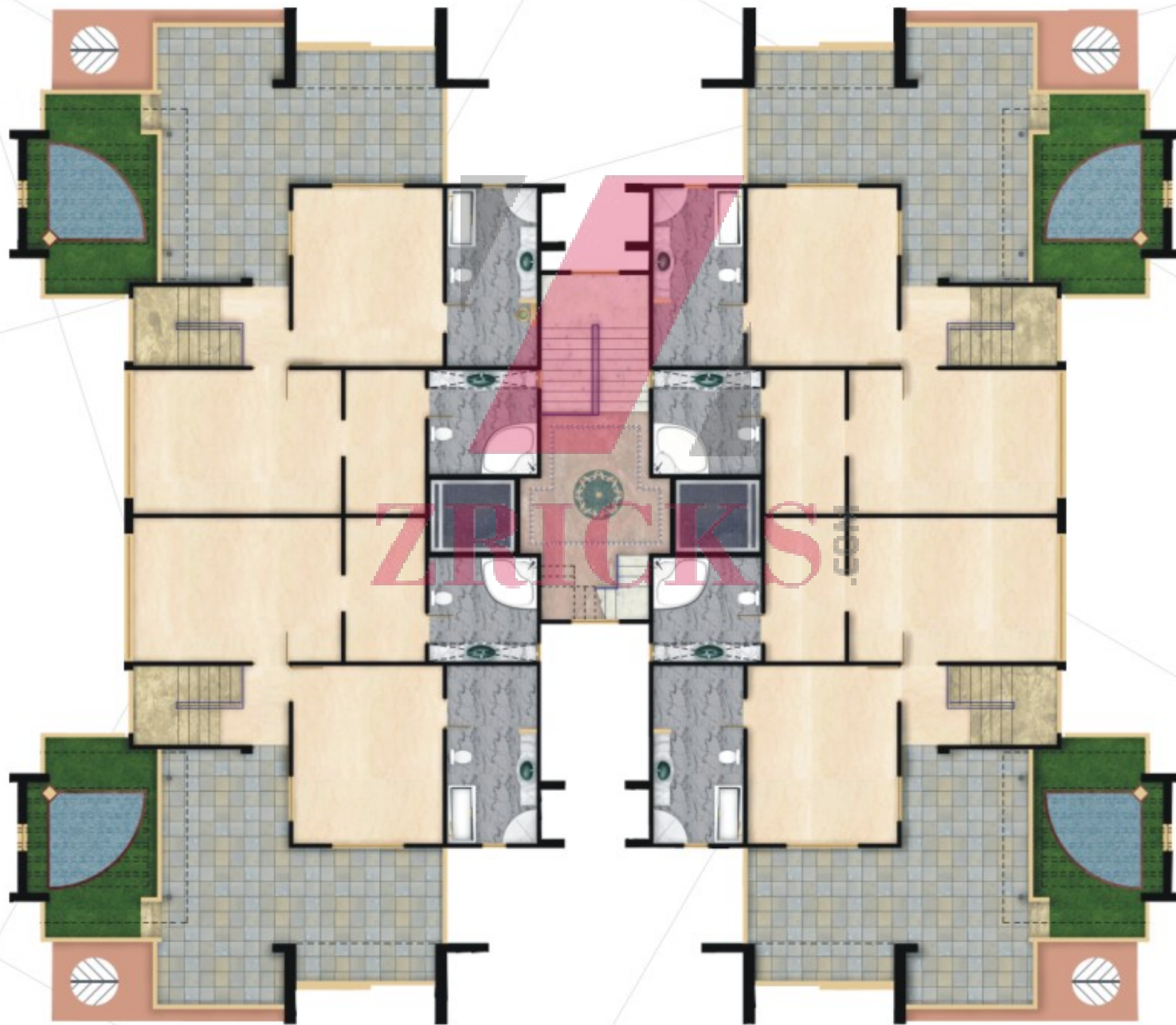
Saleable Area  $1985 + 1088 = 3073$  sq.ft.

Terrace  $527$  sq.ft.



# MARVEL

PENTHOUSE  
4 Bedroom Upper Level Cluster



# MARVEL

## PENTHOUSE

4 Bedroom Upper Level

Saleable Area 1985 + 1088 = 3073 sq. ft.

Terrace 527 sq. ft.



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## Application Form

To,  
Niho Construction Limited,  
X - 22, First Floor,  
Hauz Khas,  
New Delhi- 110016

Booked By: \_\_\_\_\_

Approved By: \_\_\_\_\_

Photograph

First Applicant

Photograph

Co-applicant

### Application Form for Booking of Residential Unit at Mall Road, Indirapuram, Ghaziabad, U.P. as mentioned herein.

Dear Sir,

I/We intend to book the unit mentioned herein and give the required details and agree to the basic terms of the booking as mentioned

01. Block No.
02. Unit Type (please tick the appropriate box)  3 Bedroom Apartment  4 Bedroom Penthouse
03. Unit Number      Floor
04. Area Admeasuring  1894 Sq. Ft.  3073 Sq. Ft. + 527 Sq. Ft.
05. First/Sole Applicant \_\_\_\_\_ Age \_\_\_\_\_  
(Father's/Husband's name)

Address \_\_\_\_\_ Correspondence \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Permanent \_\_\_\_\_

P. A/C. No., Ward & Circle           \_\_\_\_\_ Age \_\_\_\_\_

06. Co/Second Applicant \_\_\_\_\_  
(Father's/Husband's name)

Address \_\_\_\_\_ Correspondence \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Permanent \_\_\_\_\_

P. A/C. No., Ward & Circle           \_\_\_\_\_

07. Date of Booking

08. Basic Cost Rs. \_\_\_\_\_

08. Covered/Open Parking Charges Rs. \_\_\_\_\_

08. Club Membership Fees Rs. \_\_\_\_\_

08. Total Agreement Cost Rs. \_\_\_\_\_

I/We have read and understood the company's terms and conditions forming part of this application and agree to abide by the same. I/We agree that the allotment is confirmed subject to and with effect from the date of execution of the Buyer's Agreement with mode of payment agreed upon.

Place: New Delhi  
Date:

Signature of Applicant(s)

First Applicant

Co-Applicant





### Terms and conditions.

1. The prices are escalation free.
2. Parking Charges: Rs. 125,000/- for Covered Parking on first come first serve basis.
3. Club Membership is FREE for Marvel members.
4. Stamp Duty/Registration Charges for transfer of the unit to be born by the member.
5. Electricity Connection Charges shall be born by the members.
6. Preferential Location Charges (PLC) of Rs. 100/- applicable on corner, road and park facing.
7. Prices are exclusive of taxes, duties and cess etc. levied or to be levied by the Central Govt., State Govt., Local authorities or any Regulatory authorities.
8. Interest free Maintenance Security Deposit- Rs. 20 Sq. Ft.
9. Power Back-Up Facility of Electricity at the rate of Rs. 15,000/- per KVA.
10. Cheque / Pay Order / Bank Draft to be issued favoring **NIHO CONSTRUCTION LTD.** payable at NEW DELHI.  
No outstation cheque shall be accepted.
11. This is a Reference Document.
12. For specification kindly refer to the detailed Brochure/Agreement.
13. Plans, Layouts, Specifications are subject to change/modification as may be decided by the Company/Architect or Competent authority.
14. Prices prevailing at the time of booking shall be applicable.
15. The member shall confirm the booking subject to execution of buyer's agreement.

Place: New Delhi

Date:

Signature of Applicant(s)

\_\_\_\_\_  
First Applicant

\_\_\_\_\_  
Co-Applicant



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# SPECIFICATIONS

## STRUCTURE

**Earth quake resistant** RCC framed structure designed by highly experienced structural engineers and approved by IIT or equivalent Institutions

## AIR-CONDITIONING

**Air Conditioner** in all bedrooms and drawing/dinning room

## KITCHEN

**Granite platform** with stainless steel sink.  
Dado up to 2 ft. of ceramic tiles  
Furnished with modular type kitchen furniture, **Hob, Chimney, kitchen Crusher** and **Reverse Osmosis** system.

## WATER SUPPLY

Adequate Water supply **24 hours** a day.

## FURNITURE/FIXTURES

Fans in all rooms.  
**Geyser** in all bathrooms and instant geyser in kitchen  
**Decorative light** fittings in all rooms and **Chandelier** in drawing room  
Wooden almirha in all bedrooms  
**Video phone** security system

## FLOORING

Drawing/Dining Room - **Designer Marble** with mirror finish.  
Bed Rooms - **Marble** mirror finish/ceramic tiles.  
Entrance foyer - **Marble flooring.**  
Kitchen **Marble flooring. Wooden Flooring** in Master Bedroom.

## TOILETS

Dado up to Roof height of designer ceramic tiles. **Designer anti-skid ceramic flooring.**  
**Cera/Hindustan/Parryware** or equivalent sanitary ware fittings in pleasing shades.  
Excellent quality of C.P. Fittings.  
**Shower Cubicle.**

## ELECTRICALS

Copper concealed wiring with sufficient number of light/fan/telephone/T.V./power points in all rooms/toilets/kitchen etc. with modular switches and protective MCBs.

## WINDOWS

Wooden/Aluminum windows duly powder coated with fly mesh net.

## WALL FINISH

Internal - Plastered with POP punnings painted in Oil Bound Distemper or equivalent.  
POP cornice in drawing and all bedrooms.  
External - Excellent weather proof finish of pleasing shades.

## COMMON AMENITIES

Well-developed, landscaped garden in the entire complex.  
Well furnished all purpose Club having facilities like Indoor Sports, Health Club, Library, Conference room, Guest rooms, Jogger's trails, Swimming Pool, Restaurant, Community Hall etc. Membership at reasonable rates.

## DOORS

Main entrance designer panel door made of teak wood.  
Internal doors made of designer flush doors.

## PARKING

**Adequate parking** in the complex with covered/allotted open parking at reasonable rates.

## ELEVATORS

**Two elevators** in each block.

## POWER BACK-UP

**100% Power back-up** at reasonable cost.

## SECURITY

**Three level security.**

Note 1: All natural products such as tiles, marble stones and wood etc. may have slight variation in texture, color and behavior.

Note 2: All specifications, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the competent authority or builder. They are purely conceptual and not a legal offering.