

Member
CREDAI



the essentia

BHIWADI

Good life, Guaranteed

ZRICKSSM

Say hi! To the hi-life

0LiveHomes

OliveHomes at THE ESSENTIA is designed especially for your kind of lifestyle. It's like no other apartment home community that you've ever experienced.

More than you ever expected in an apartment.

The Essentia at Bhiwadi is an exclusive collection of properties gathered around a spacious open green private space, overlooking open sky in front as there are no high-rise buildings opposite the complex.

The complex is placed at the junction of Alwar Bypass Road and another upcoming road on the other side connecting Bhiwadi to NH-8, making approach to your home direct from NH-8 avoiding the traffic chaos at Dharuhera.

Set within the landscaped grounds, The Essentia development would comprise of low rise luxury floors in ground plus 4 floors called Crimson Floors; High rise towers- Saffron, Olive and Aqua containing 1/2/3 - BHK Apartment homes in different sizes and specifications. All the towers and floors have been sensitively integrated within the complex to blend with the beautiful natural landscape in order to make the environment more serene and pleasant.

Well appointed clubhouse with swimming pool, indoor & outdoor games facilities, jogging track etc along with manicured gardens with water features are the beautifully done lifestyle features of The Essentia.

Almost 80% open green space within the complex with central park and top order security are some more reasons to own a house at The Essentia.

Quality lifestyle

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OliveHomes

The tallest tower
in Bhiwadi



OliveHomes



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Tired of living in a cooped-up apartment? Hate hearing neighbors through walls? Maybe you need some elbow room, and you'll fit plenty of elbows here, at Olive Homes. The designer apartments are in 2/3-BHK with different sizes & specifications. Check it out today!

The good life at The Essentia means being free to enjoy every aspect of your new, more carefree lifestyle, while staying healthy and active. The Essentia will be a destination for the exclusive few who value perfection above everything else. The landscaped garden is a privately owned public space in which people can sit quietly.

Yes, you could think of a few things to do up there in those lofty spaces... Indulge, explore, unwind, kiss, eat, create, snuggle, laugh, love, enjoy, deceive, work, taste, listen, meet, succeed, cry, imagine, reflect, pioneer, sleep, flirt, destroy, tease, giggle, touch, cheat, relax, devour, smile..."

The Essentia is for those who want to savor a good life!

A new way of living!

The Essentia Clubhouse is meant to treat your body, mind and soul. You will rejuvenate and unwind whenever you want to. There is no need to drive across anywhere else and sign expensive cheques for clubbing. Enjoy the lavish luxury right at your doorstep.

The Essentia community is specially designed for individual and family lifestyle of relaxation and peace with social activities and inhouse club. The sylvan surrounding of The Essentia will stimulate you towards positive living. Indoor and outdoor sports facilities will challenge your sedentary lifestyle. The joggers track, landscaped garden, swimming pool etc shall tone up your mind and body.

Catch up on rejuvenating your life force. The Essentia offers you an opportunity through a plethora of activities to do. Get your body massaged in jacuzzi; Refresh your body in sauna or just relax and unwind at the central park. Walk around the water channel with fountain, lily pool; indulge with kids in the green area or just treat your eyes with the dancing water jets. Fully equipped gymnasium, card room and hall for aerobics and dance will keep you positively engrossed in little luxuries of life.

- Separate clubhouse
- Swimming pool
- Gymnasium
- Yoga and meditation area
- Indoor and outdoor party area
- Aerobics hall
- Indoor games facilities

The Clubhouse

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The Site Plan

One look at the site plan for this exciting new group housing will convince you that The Essentia is the ideal place to own your apartment home. You can choose from different categories of 2/3- BHK Units from within the Olive Homes. Most apartments have beautiful parkfront, roadfront and preserve views. It has all the amenities of the best upmarket group housing—at a great value!

The natural beauty of the surrounding, especially the clear sky position opposite PowerGrid on the Alwar Bypass Road is enough to outshine any alternative in Bhiwadi or elsewhere around.


the essentia
BHIWADI
 On Alwar Bypass Road



LEGEND - LANDSCAPE ELEMENTS

- 1 TEMPLE
- 2 GARDEN PAVILION
- 3 COLONNADE
- 4 LAWN
- 5 WATER BODY
- 6 MOUND
- 7 GAZEBO
- 8 BARADARI
- 9 BADMINTON COURT
- 10 KIDS PLAY
- 11 PARKING
- 12 PLAZA
- 13 SWIMMING POOL
- 14 POOL DECK



3D View



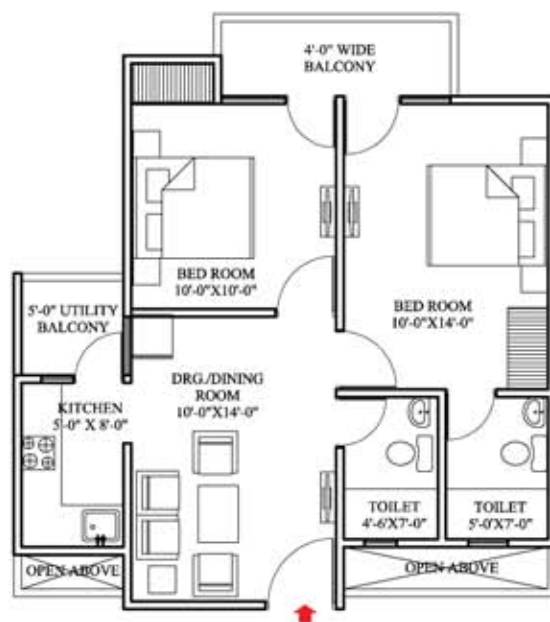
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Family Homes

Typical 2 Bedroom Plan
(Saleable Area 800 sqft)

Extra large bedroom, spacious balcony
sizeable kitchen & big bathroom

2D View





3D View



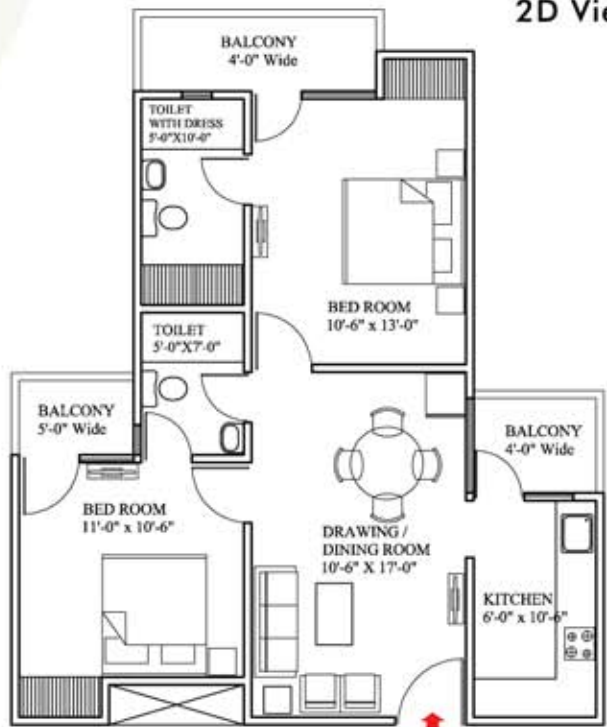
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Royal Homes

Typical 2 Bedroom Plan
(Saleable Area 1000 sqft)

Extra large bedroom, spacious balcony
sizeable kitchen & big bathroom

2D View





3D View



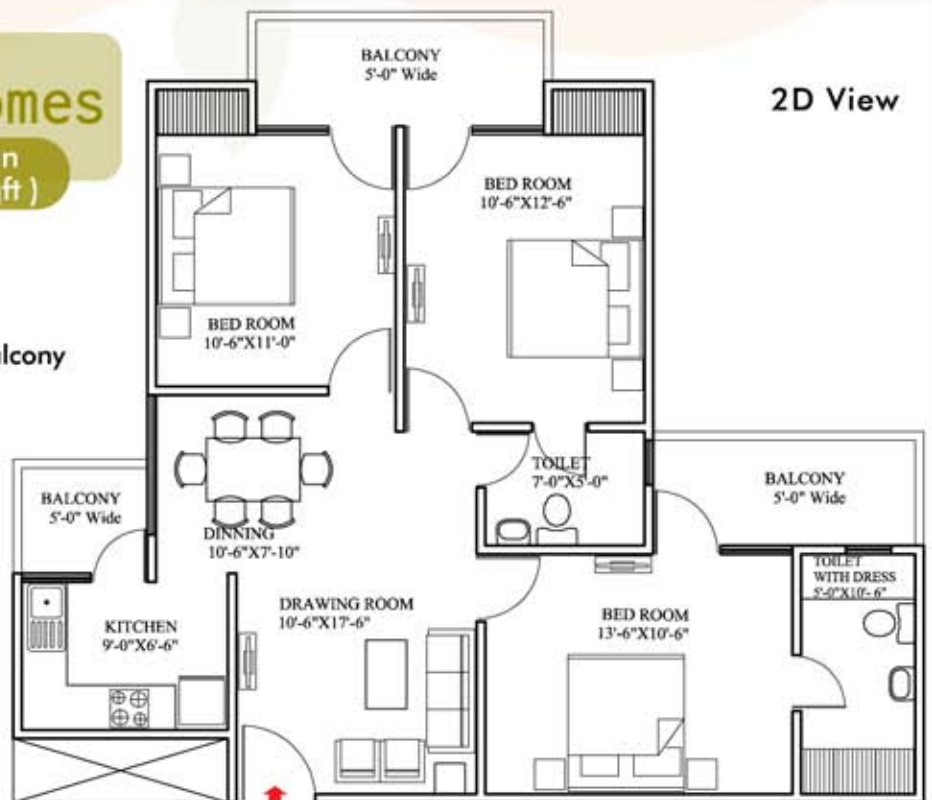
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Exclusive Homes

Typical 3 Bedroom Plan
(Saleable Area 1300 sqft)

Extra large bedroom, spacious balcony
sizeable kitchen & big bathroom

2D View





Elegant Specifications

Structure	:	Earthquake Resistant RCC Frame structure
Living/Dining		
Floor	:	Vitrified tiles
Walls	:	Putty with Acrylic distemper
Ceiling	:	Putty with Acrylic distemper
Bedrooms		
Floor	:	Ceramic tiles
Walls	:	Putty with Acrylic distemper with one Highlighter Wall
Ceiling	:	Putty with Acrylic distemper
Kitchen		
Walls	:	Designers Ceramic Tiles upto 2' above working counter and Acrylic distemper in the Balance Area
Floor	:	Anti Skid Ceramic Tiles
Counter	:	Granite with stainless steel sink
Fitting/Fixture	:	Superior Quality CP Fittings Individual RO
Toilets		
Floor	:	Ceramic Floor tiles
Walls	:	Bathroom Pattern Tiles upto 7' Height
Fitting & Fixtures	:	Superior Quality C.P Fittings, Wash basins, WC of Appropriate shades, Towel Rail/Ring, Soap Dish
Balcony		
Floor	:	Designer Anti Skid Tiles
Walls	:	Superior Quality Exterior Paint
Ceiling	:	Superior Quality Exterior Paint
Doors		
Entrance Door	:	Designer Skin Door
Internal Door	:	Designer Skin Door
Windows	:	Aluminium section windows with good quality glass
Electrical	:	ISI Modular Switches, Sockets, Multistrand Copper Wiring, All Circuits protected by MCB, TV - Telephone outlets and AC Points
Plumbing	:	Corrosion free Pipes for internal conducting
Security System	:	Two level security for each flat residents
Communication	:	Intercom facility within the complex
Club Facility	:	Landscaped garden, Swimming pool, Gymnasium, Jacuzzi, Sauna, Aerobics hall
Common Passage	:	The common passages will be aesthetically floored
Parking	:	Options of both open and covered parking facility
Lift	:	Lift in each block

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Star Raison the builders of lifestyle

Star Raison Landmarks is one of the most promising real estate companies in north India. Promoters of this company are young, experienced, highly educated and enlightened new-age entrepreneurs. They are visionaries and are dynamic in the execution of their vision.

The company runs on management values and systems. Top management of the company comes with years of experience in real estate development in India and abroad. Promoters of Star Raison Landmarks have done several real estate projects of different size and nature in and around Delhi-NCR. They have provided lifestyle solutions to thousands of happy customers who stand testimony to the quality and innovative solutions provided by the company.

Star Raison Landmarks has come up with one of the finest and world-class community living solutions called The Essentia at Bhiwadi. Idea behind selection of this project at Bhiwadi was the dynamic growth that the area is witnessing today. It is the city of future that has already transformed into an Industrial hub. The Essentia will have amenities, features and specifications that have no match in India in terms of quality and innovativeness. Many multinational companies in and around Bhiwadi are already considering this project for modern housing solutions for their employees.

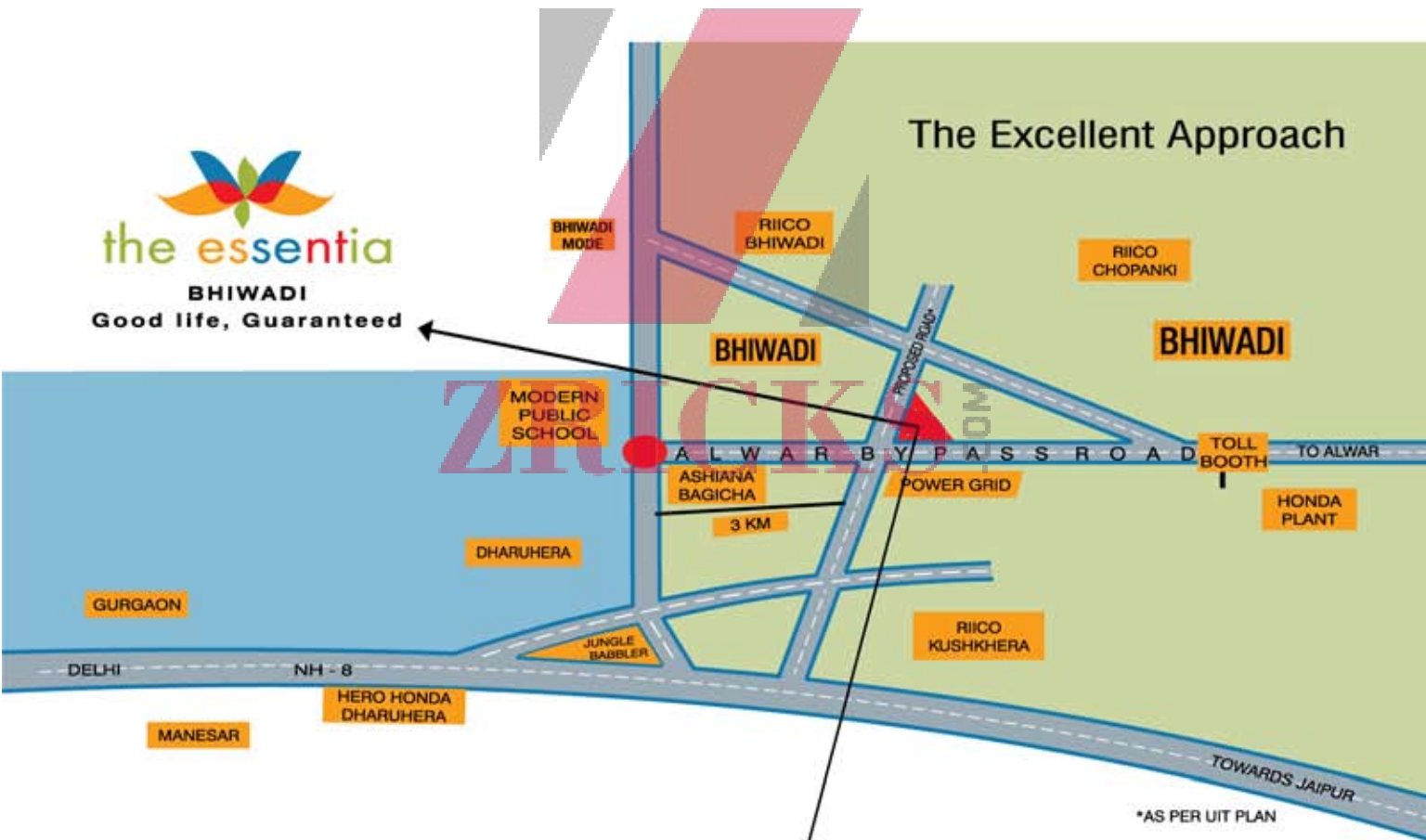
Some of the other projects






the essentia
BHIWADI
 Good life, Guaranteed

The Excellent Approach





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This booklet is purely conceptual and not a legal offering. Further, the company architect reserves the right to modify any detail/specification/feature area/layout and plan depicted here without notice and at the sole discretion of the company and are subject to statutory and other approvals. All dimensions shown in feet-inches are close approximations to metric dimensions.



STAR RAISON LANDMARKS

Corp off: Shopprix Mall, First Floor, H-1 Kaushambi, Ghaziabad-201010

Tel : 8860 006 601- 03, Fax : 0120-4208899

Site off : The Essentia, Opposite Power Grid, Alwar Bypass Road, Bhiwadi, Rajasthan

Mob: +91 97855 00 200, +91 97856 42 003

Regd Off : A 26, New Krishna Park, New Delhi-18

E-mail : info@theessentia.in | www.theessentia.in

Accommodation	2 BHK(Family Homes)	2 BHK(Royal Homes)
Super Area	800 Sq.ft	1000 Sq.ft
Floor		
18th& 19th Floor	₹ 2,145,000	₹ 2,681,000
16th & 17th Floor	₹ 2,185,000	₹ 2,731,000
14th & 15th Floor	₹ 2,225,000	₹ 2,781,000
12th & 13th Floor	₹ 2,265,000	₹ 2,831,000
10th & 11th Floor	₹ 2,305,000	₹ 2,881,000
8th & 9th Floor	₹ 2,345,000	₹ 2,931,000
6th & 7th Floor	₹ 2,385,000	₹ 2,981,000
4th & 5th Floor	₹ 2,425,000	₹ 3,031,000
2nd & 3rd Floor	₹ 2,465,000	₹ 3,081,000

PLC Charges	Park Facing	Corner	Road Facing
	Rs. 50/- per sq. ft.	Rs. 50/- per sq. ft.	Rs. 75/- per sq. ft.

Note: Park facing PLC is not applicable for 18th & 19th floor flats.

Optional Charges	Car Parking (Open)	ONE	75000
	Power Back-Up	1KVA	15000

INSTALLMENT PAYMENT PLAN

Booking Amount	10% of cost
On allotment	10% of cost
On Start of Construction work	15% of cost
On casting of basement roof / Plinth Level	10% of cost
On casting of 2nd floor roof slab	10% of cost
On casting 6th floor roof slab	10% of cost
On casting 10th floor roof slab	10% of cost
On casting 14th floor roof slab	10% of cost
On casting 19th floor roof slab	10% of cost
On final notice of possession	5% of cost + Other Charges as per Notes

- Note:**
- The cheques/ drafts are to be issued in favour of "STAR RAISON LANDMARKS" payable at Bhiwadi / New Delhi only. No out-station cheques will be accepted.
 - Prices are firm and escalation free for the booked units
 - The Company would pay penalty to the allottee @ Rs. 5/- per sq. ft. per month for any delay in offer of the possession of the flat beyond the committed period. Similarly, the customer would also be liable to pay holding charge @ Rs. 5/- per sq. ft. per month, if the customer fails to clear dues as per agreement and take the possession within 30 days from the date of Offer Letter of Possession.
 - Registration / Stamp Duty / Documentation charges extra
 - Open areas / Terrace space, if any, with the flat shall be charged extra.
 - The Price of the flat shall be as per Company's prevailing price list at the time of the booking.
 - Plans, Layout, specification are subject to change/ modification as may be decided by the Company / Architect or any other Competent Authority.
 - External electrification & Sub-station charges and electricity meter connection charges shall be extra. @Rs.50/- per sqft. payable at the time of possession.
 - Service-tax and other local taxes payable extra with each installment.
 - An Interest Free Maintenance Security (IFMS) will be charged extra @ Rs. 20/- per sqft of saleable area, payable at the time of possession. Common maintenance charges payable extra on monthly basis to the maintenance agency.
 - The above Prices/ Payment Plans are subject to revision/ withdrawal at any time without notice at the sole discretion of the Company. This price list supercedes the earlier ones.
 - The items displayed in the brochure & the sample flat at site are only indicative and are not a part of legal offering.
 - This price list is only a reference document, and the Booking is subject to detailed Terms & Conditions of the Company's standard application form / Agreement for Sale.
 - The above areas are super areas, which include covered area, projected area, proportionate share of common areas such as staircase, passages, lifts, community spaces, facilities & services areas, etc.
 - The rates of car parking will be the rate prevailing at the time of actual booking of car parking, subject to availability.

Date:-----

Signature:-----

STAR RAISON LANDMARKS

Email: info@theessentia.in

Accommodation	3 BHK(Exclusive Homes)	
Super Area	1300 Sq.ft	
Floor		
18th& 19th Floor	₹	3,485,000
16th & 17th Floor	₹	3,550,000
14th & 15th Floor	₹	3,615,000
12th & 13th Floor	₹	3,680,000
10th & 11th Floor	₹	3,745,000
8th & 9th Floor	₹	3,810,000
6th & 7th Floor	₹	3,875,000
4th & 5th Floor	₹	3,940,000
2nd & 3rd Floor	₹	4,005,000

PLC Charges	Park Facing	Corner	Road Facing
	Rs. 50/- per sq. ft.	Rs. 50/- per sq. ft.	Rs. 75/- per sq. ft.

Note: Park facing PLC is not applicable for 18th & 19th floor flats.

Optional Charges	Car Parking (Open)	ONE	75000
	Power Back-Up	1KVA	15000

Payment Plan For 24 months No EMI Scheme

Month/Stage of Construction	Client	Indiabulls
On Booking	10% of total cost	
Month One	5% of total cost	30% of total cost
Slab of 6th floor roof assuming month six		30% of total cost
Slab of 16th floor roof assuming month fifteen		20% of total cost
On final notice of possession	5% of total cost	

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