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Typical 2 Bedroom Plan  
(Saleable Area 830 sqft)





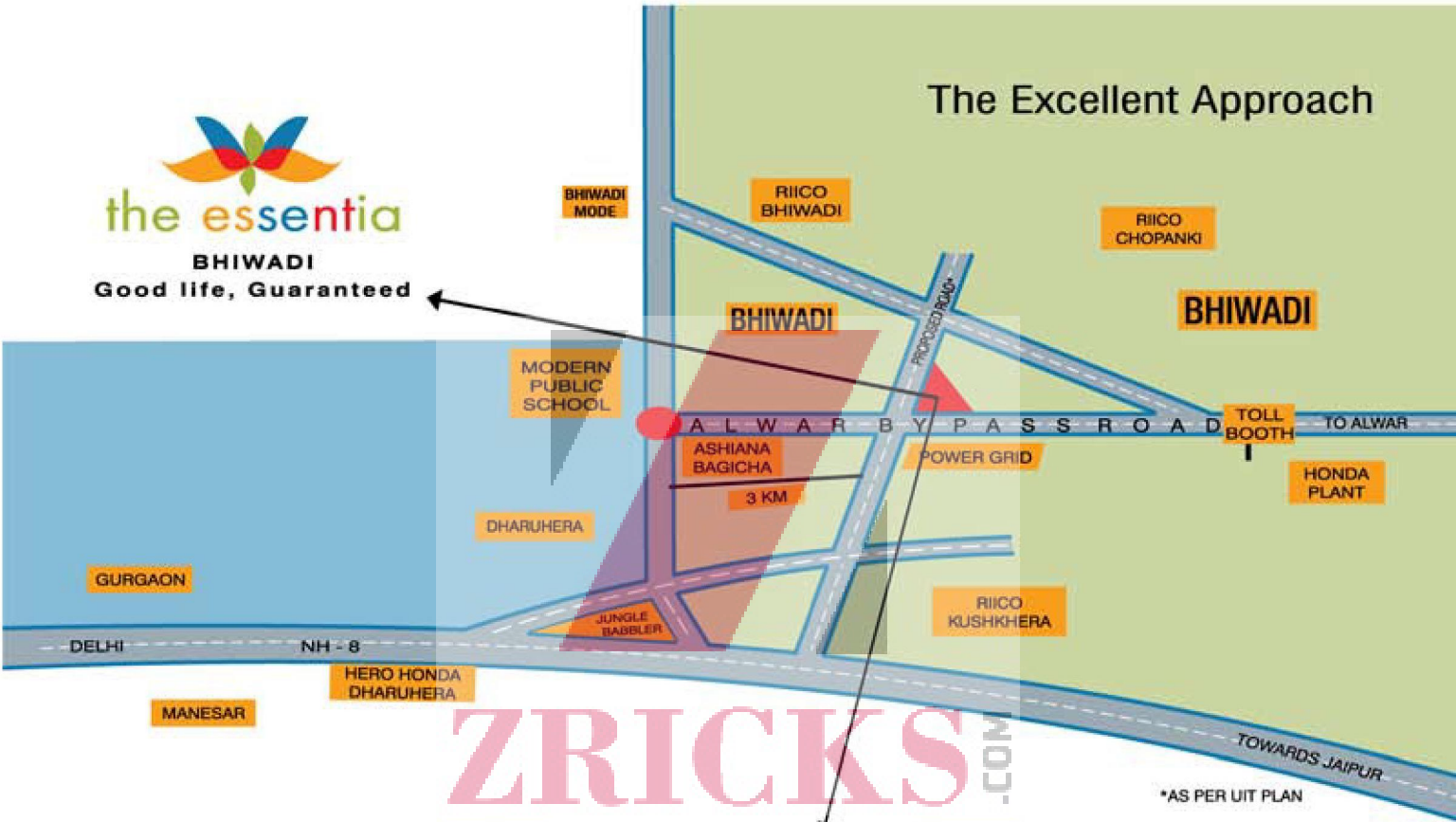


Typical 2 Bedroom Plan  
(Saleable Area 1000 sqft)



  
**the essentia**  
**BHIWADI**  
 Good life, Guaranteed

The Excellent Approach



**ZRICKS**.COM

\*AS PER UIT PLAN





LEGEND	
	20M x 10M
	20M x 10M - 05M

LEGEND	
S.NO.	SPECIFICATIONS
1	ENTRANCE AND GUARD ROOM
2	SENIOR CITIZEN GARDEN
3	JAPANESE GARDEN
4	FAMILY SACRED
5	EKO POND
6	WIDE PLAY AREA
7	SEATED WITH SHRUB BED
8	SEAT COVER AND UPPER
9	ISLAND
10	FLOATING GAZEBO
11	SEATING SEATING
12	FEATURE WALL
13	COLONNADE
14	PAVED PLAZA
15	TEMPLE
16	AMPHITHEATRE
17	TOP LOT
18	MEDICAL FOUNTAIN PLAZA
19	SEATING AREA
20	TROPICAL POOL
21	SWIMMING POOL
22	BASKETBALL COURT
23	TROPICAL GARDEN
24	BASKETBALL COURT
25	GAZBO
26	STEPPED PLANTERS
27	WOODEN BRIDGE
28	SHRUB BED
29	YOGA AND MEDITATION

PROJECT :-

PROPOSED GROUP HOUSING  
AT BHIVADI

BUILDERS & PROMOTER :-

M/S STAR RAISON

DRAWING TITLE :-

SITE PLAN

DRAWN BY :-  
DATE :- 20/11/2019  
CHECKED BY :-  
DATE :- 20/11/2019  
SCALE :-  
DATE :-

THIS IS A TENTATIVE DRAWING AND IS SUBJECT TO CHANGE

Space Designers  
architects & planners

AGENCIES :

Space Designers International  
Architects Pvt. Ltd.  
# 1 TOWER, VADODRA, GUJARAT  
PH: 079-45514, FAX: 0791059, WEBSITE:  
email: space@pdilms.com, www.spaceidms.com





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



Prime Location Charges	Park Facing	Corner	
	Rs. 50/- per sq. ft.	Rs. 50/- per sq. ft.	
Mandatory Charges	Club Membership		Rs. 50,000
	Development of Car Parking Charges	Covered	Rs. 2,00,000
Optional Charges	Power Back-Up	1KVA	Rs. 15,000

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

## CONSTRUCTION LINKED 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 of 6th floor roof slab	10% of cost
On casting of 10th floor roof slab	10% of cost
On casting of 14th floor roof slab	10% of cost
On casting of top floor roof slab	10% of cost
On final notice of possession	5% of cost + Other Charges as per Notes

### Note:

- 1 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.
- 2 Prices are firm and ex-calculation free for the booked units.
- 3 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.
- 4 Registration / Stamp Duty / Documentation charges extra
- 5 Open areas / Terrace space, if any, with the flat shall be charged extra.
- 6 The Price of the flat shall be as per Company's prevailing price list at the time of the booking.
- 7 Plans, Layout, specification are subject to change/ modification as may be decided by the Company / Architect or any other Competent Authority.
- 8 External electrification & Sub-station charges and electricity meter connection charges shall be extra, @Rs.50/- per sqft. payable at the time of possession.
- 9 Service-tax and other local taxes payable extra with each installment.
- 10 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.
- 11 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.
- 12 The items displayed in the brochure & the sample flat at site are only indicative and are not a part of legal offering.
- 13 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.
- 14 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.
- 15 Development of car parking charges will be the rates prevailing at the time of actual booking, subject to availability.
- 16 Car parking is on 'Right to use basis'.
- 17 Prices for optional facilities would be applicable as per the prevailing rates at the time they are opted for.
- 18 In case of cancellation of booking by the customer / company, amount equivalent to 10% of the cost of the flat will be deducted.





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