

Senate Court

PREMIUM STUDIO APARTMENTS

The Finest Location in Gurgaon
Golf Course Extn. Road, Sector 62



FEATURES: ● Apartment Area 640 sq. ft. Approx ● Granite and Glass Façade ● Modular Kitchen ● Wardrobe ● Wooden / Vitrified Flooring ● 100% Power Back Up ● Low Maintenance ● 3 Level Parking.



7 Bougain Villea Marg, DLF City -II, Gurgaon



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A Reflection of
Lifestyle

Senate
Court

Presenting SENATE COURT Service Apartments

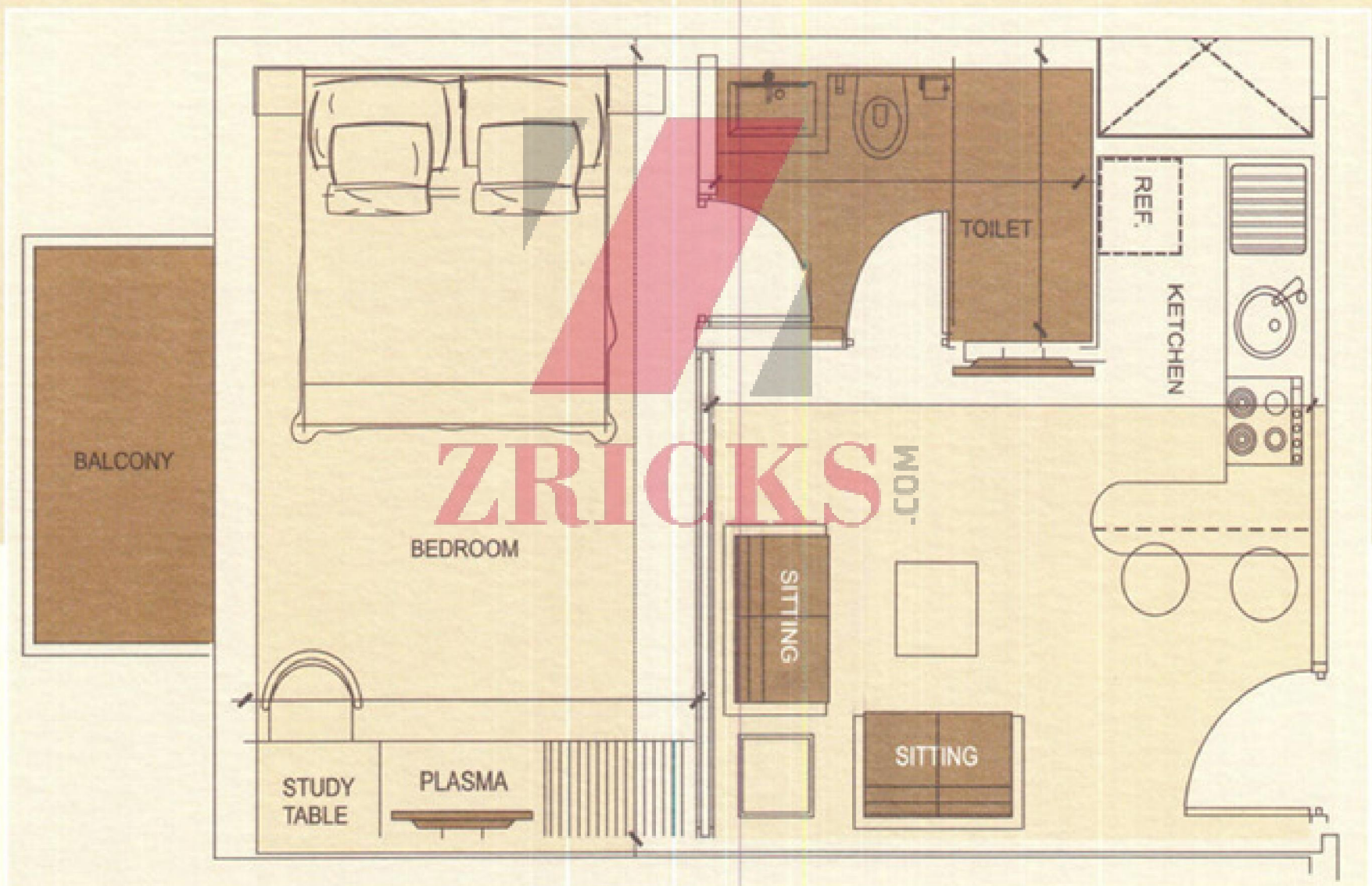
Senete Court, Intends to Break New Ground With a Structure That a Concoction of Service Apartment with Branded Retails and a Landscaped with Green Layers Around. A Unique Concept Where a Space Would Cater to Almost Every Class.



- Total Privacy
- Two Sided Open Apptt.
- Efficient Use of Space
- Proximity to Golf Club
- Colourful Landscaping

ENJOY THE ASSURANCE OF PLUS

Located in Sector 62 on Main Golf Course Ext. Road, Gurgaon.
SENATE Court Apartments is Ground Floor & 6 Storey Tower.
Ground Floor is dedicated for retail area and rest of the tower
is having service apartments surrounded by a wide range of life
style facilities that offer all convenience and comfort your desire
in one place.



One
BEDROOM

Service
SUITES

- 100% Power Backup
- Total 24 Hours Security
- High Speed Lifts
- Basement Parking
- Pleasant Surroundings

Senate Court

Premium Studio Apartments

Sector-62, Golf Course Extension, Gurgaon



"SENATE COURT"

"Senate Court" intends to break the new records with a structure of Studio Apartments with branded Retails and landscaped with Green Layers around. An unique concept where a space would cater to almost every class. The area of the Apartment is 640 sq. ft. (Approx.).

Senate Court Apartments is Ground Floor & 6 storey Tower wherein, Ground floor is dedicated for Retail & rest of the floors are having Studio Apartments surrounded by a wide range of style facilities that offer all convenience & comfort.

Architect-Mr. Achal Kataria (AKA)
Project Management Consultant-
Colliers International

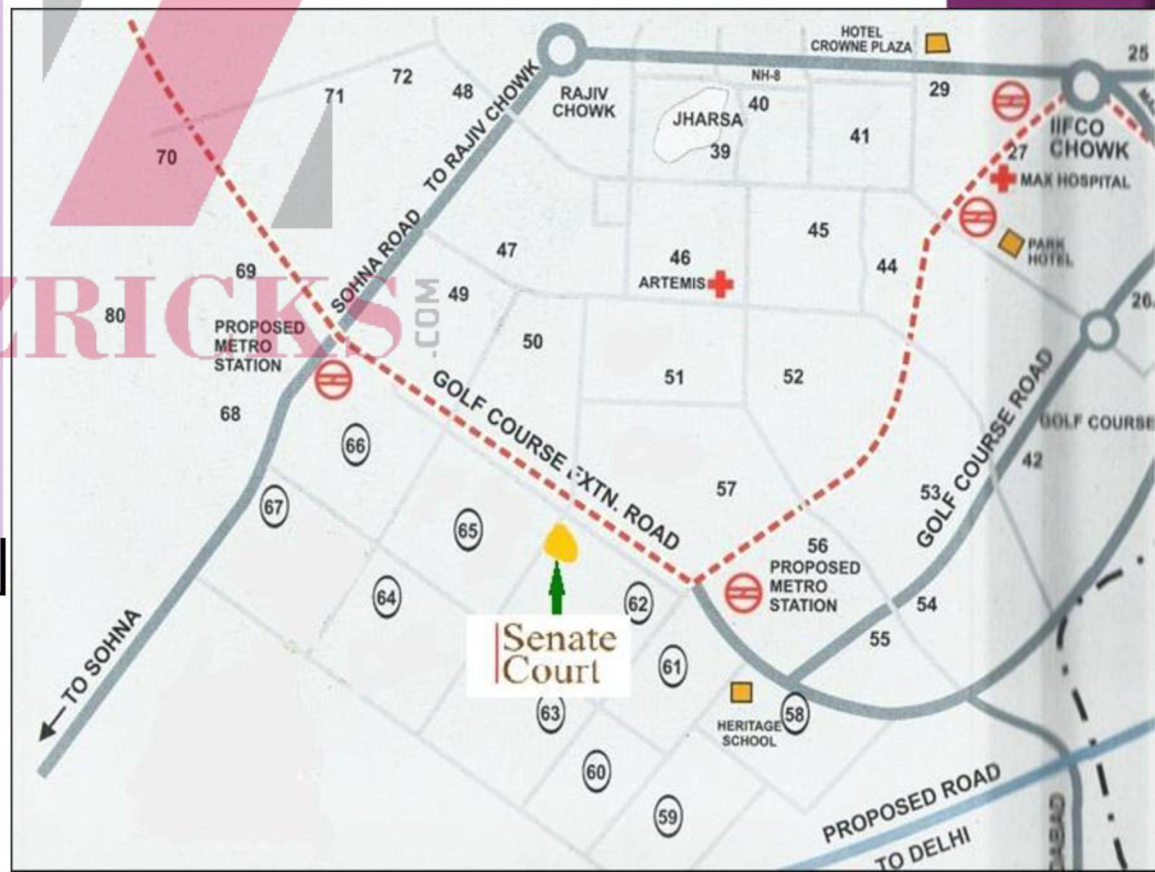
Features:

- *Efficient use of space.*
- *100% power backup.*
- *24 *7 hours Security.*
- *High Speed Lifts*
- *Three levels Basement Parking*



Location Advantages:

Location	Distance (Km)
NH – 8	5.0
Bus Stand & Railway Station	6.0
DLF Golf Course Road	1.5
Airport	15.0
Mini Secretariat / Court	7.0
Park Plaza Hotel & Max Hospital	5.0
City Centre (sec-29)	5.0
Medicity	5.5
Nirvana Residential Colony	Across the Rd.
Business Zone	Across the Rd.
UNTIECH – Comm.	
Proposed EROS Group 5 Star Hotel	1.5



Company - Plus Projects Pvt. Ltd

*Plus Projects Pvt. Ltd. formerly known as **Kingfisher Constructions Pvt. Ltd.** The Company commenced operations in 2003 and is into real estate development spanning all key segments of the Indian real estate industry, the residential, commercial and retail sectors. The Company's operations encompass various aspects of real estate development. At present, its focus is on the development of residential projects in NCR. It is a professionally managed & forward looking real estate development company. The company has already developed a group housing project "**Kingfisher Residency**" in Bhiwadi (Rajasthan) & also constructing Group Housing, Shopping Complexes, Hotels & Service Apartments in NCR.*

FRONT VIEW.....



SIDE VIEW.....



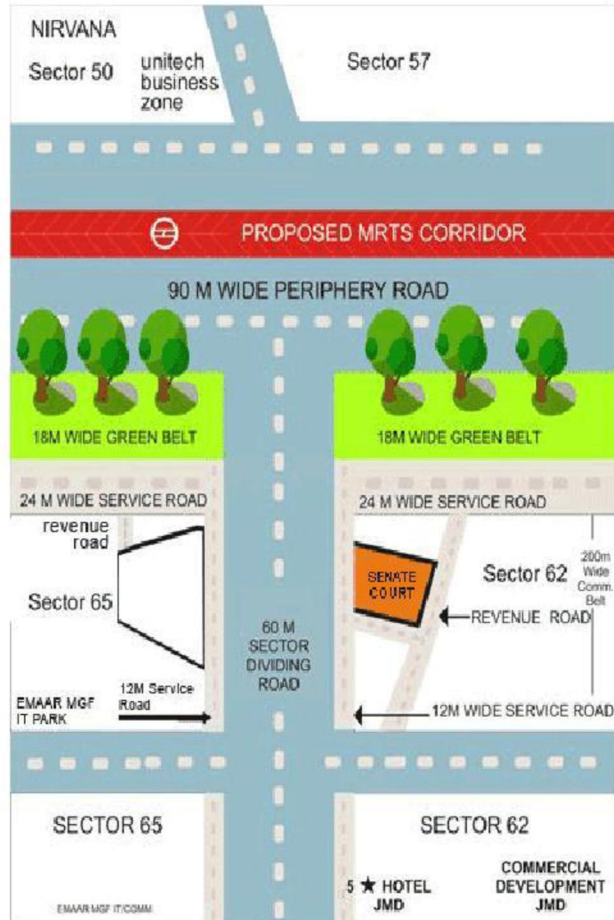


SERVICED APARTMENT
 SUPER AREA - 639.76 SQ. FT.



SITE PLAN..

SITE PLAN



HOTEL CUM SERVICED APARTMENT COMPLEX

SITE PLAN

AT SECTOR 62, GURGAON , HARYANA

PAYMENT PLAN

DOWN PAYMENT PLAN (10% Rebate on Basic Sale Price)

On Application	Application Amount (Booking Amount)
Within 60 days of Application	95% of BSP less Application Money + 100% of PLC + 100% of EDC & IDC + Power Backup Charges

On offering of Possession	5% of BSP + IFMS + Cess Charges + Water Charges + E.C.C + 1 year Advance Maintenance Charges + Stamp Duty & Registration Charges or Other
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CONSTRUCTION LINKED PAYMENT PLAN

At the time of Booking	10% of BSP
Within 45 days of Booking	10% of BSP
Within 90 days of Booking	10% of BSP
IDC On Casting of Ground Floor Roof Slab	10% of BSP + 25 % of EDC & IDC On
Casting of Second Floor Roof Slab	10% of BSP + 25 % of EDC & IDC On
Casting of Fourth Floor Roof Slab	10% of BSP + 25 % of EDC & IDC
On Casting of Top Floor Slab	15% of BSP + 25% EDC & IDC
Completion of brick work with plaster	10% of BSP + 100% of PLC
On Completion of Flooring	10% of BSP + Power Backup Charges
On offer of Possession	5 % of BSP + IFMS + Cess Charges + Water Charges + E.C.C + 1 year Advance Maintenance Charges Stamp Duty & Registration Charges or Other Charges (if any)

Please Note:

Water charges, Cess Charges, IFMS, E.C.C, One year Advance Maintenance Charges, Power Backup Charges, Registration Charges or Other Charges (if any) will be intimated at the time of possession.
Note: All Cheques / Demand Drafts to be made in favour of **“PLUS PROJECTS PVT. LTD”** payable at **Delhi & Gurgaon** only.

W.e.f: 18.08.2013



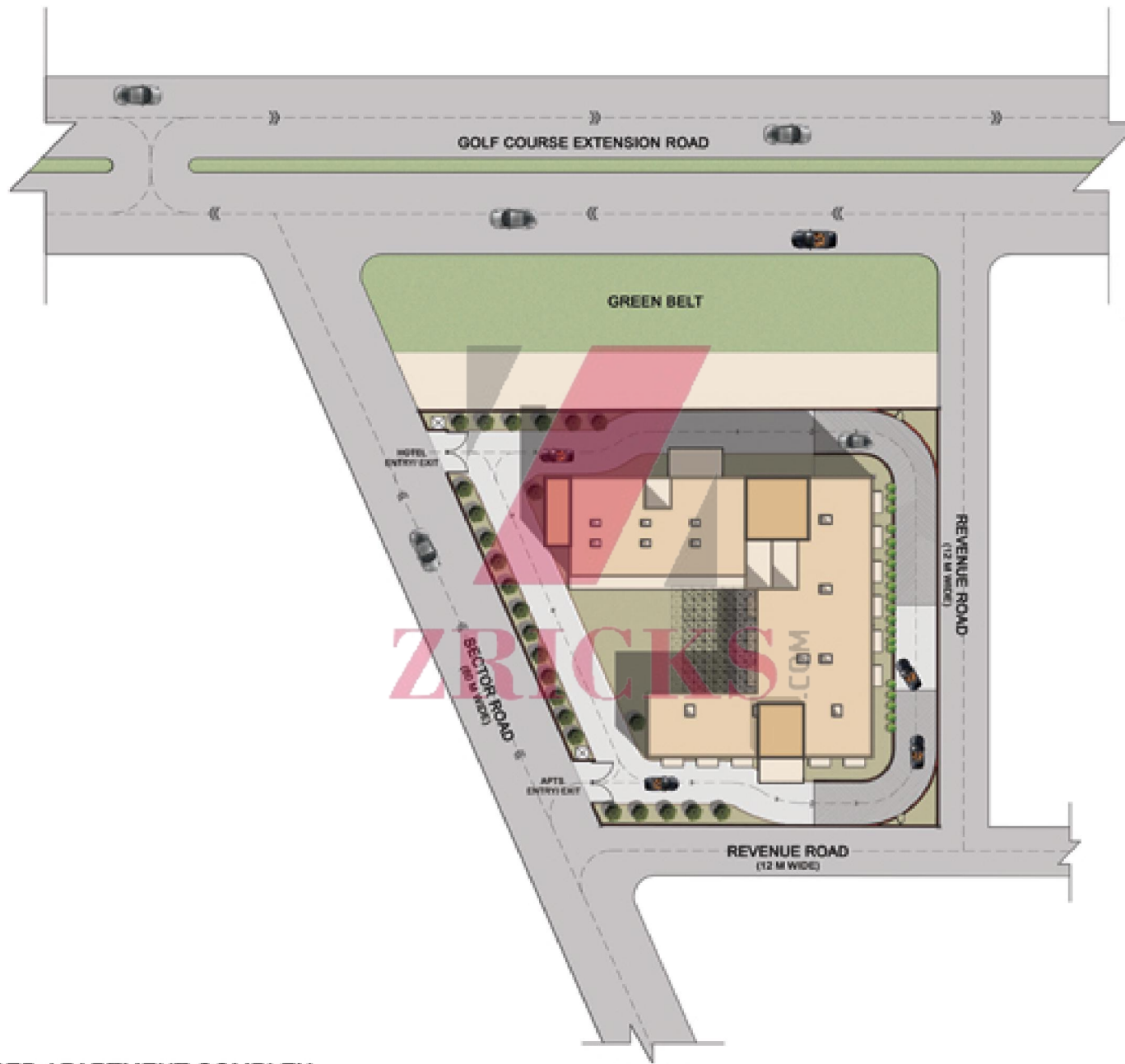
SERVICED APARTMENT

SUPER AREA - 639.76 SQ. FT.





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HOTEL CUM SERVICED APARTMENT COMPLEX

AT SECTOR 62, GURGAON , HARYANA

SITE PLAN



Specifications & Facilities

Structure

Earthquake resistant RCC Frame Structure. Brick work in cement mortar.

Façade and External

The two sides of the building on the outside facade shall have granite/stone/glass finish and other two side shall have 'permanent' finishes such as tiles, and partly façade of the building shall be double glazed toughened colored / tinted glass.

Living Room, Bedroom & Kitchen

Flooring vitrified Tiles or wooden flooring. Modular type Cupboard

Flooring

Granite in the open courtyard, passages, corridors, & stairs on all floors including stairs of basements.

Granite in the open courtyard and passages of all floors Flooring.

Lift lobby flooring in combination with granite & Italian marble on walls and flooring. Balcony flooring in anti-skid tiles.

Wall Finish

Internal: Living / Dining / Bed Room / Walls in POP & plastic paint. Ceiling of Living room, Bedroom, Bathroom & Kitchen in POP & oil bound distemper.

Kitchen

Kitchen cabinets (modular type / laminate finish with peacock/plus/home care baskets & ozone channels

Flooring: Ceramic Tiles.

Toilets / Bathroom

Toilet wall tiles & anti-skid flooring.

Shower enclosure (powder coated aluminium with acrylic sheet) Chinaware (Jaquar, Hindware, Parryware), C.P Fitting, Shower enclosure.

Windows / Door

Chokhat frame & window shutter of Sagwan or polish able wood or in upvc/powder coated aluminum, Panel skin door flushed laminated/Formica doors.

Electrical

Copper wiring in concealed PVC conduits / modular switches. Sufficient light and power points. Geyser , Fan will be provided

Air Condition

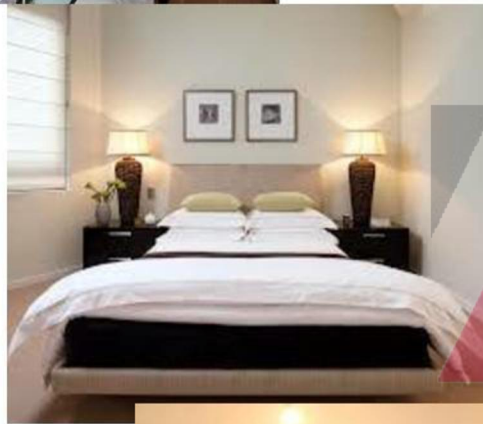
2 Split AC will be provided in each apartment.

Power Back up

100 % power backup.

Lift

3 Passenger lift and 1 service lift.



THANK YOU



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