ZION
Promoters & Developers Pvt. Ltd.

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live
your
passion

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Note: This Brochure is purely conceptual and is not a legal offering. Further, the Promoters/Architects reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances

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Onyxe Tower, Faridabad

Brothers Apartment, Gurgaon

Anand Apartments, Gurgaon

Ananda Apartments, Gurgaon

life
lives
here

creating
classics

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Class, comfort, convenience...a company that believes in creating a modern masterpiece every time it crafts. M/s Zion Promoters & Developers (P) Ltd is a company incorporated with the sole purpose of providing state of the art, modern residential and commercial buildings at very affordable cost.

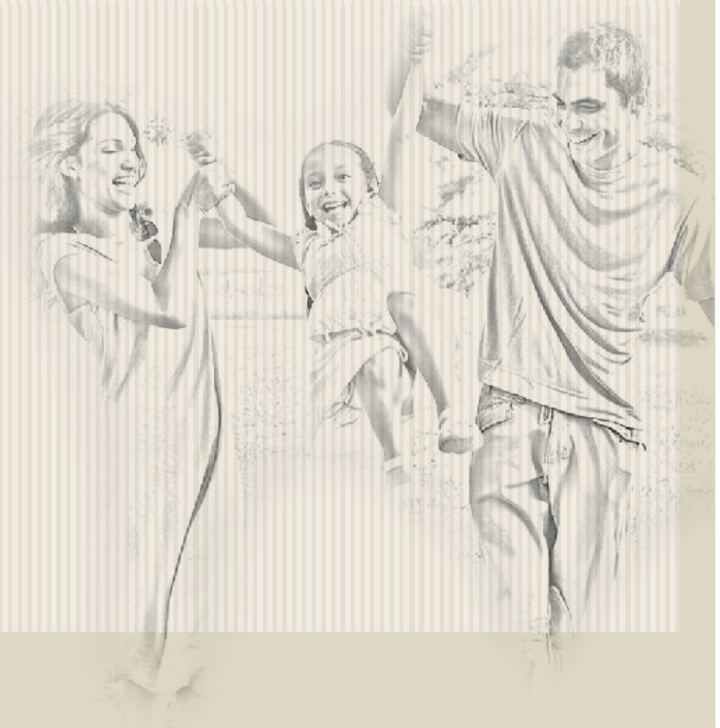
The driving force of the company is its Board of Directors comprising of three technically qualified, experienced and dynamic young men Mr. Narender Hooda, Mr. Kuldeep Singh Brar and Mr. Anil Kumar Munjal. They are ably supported by a team of senior, highly qualified executives and professionals in the operation of the company.

The company dreams of a tomorrow that enables them to provide a one stop solution for an earning individual and a promise of quality modern residential amenities.

The group has undertaken a number of ambitious projects successfully.

Some of the important projects of the group are:

- Anand Apartments, Plot No. 47, Sector 56, Gurgaon
- Onyxe Tower, Sector 21-C, Part-III, Faridabad
- Brother Apartments, Sector 56, Gurgaon
- Ananda Apartments, Sector 56, Gurgaon
- Parvana Apartments, Sector 21D, Faridabad
- Sampada Apartments, Sector 46, Faridabad
- 190 flats in Sector 12, Sonipat, Haryana
- 172 flats in Sector 26, Panchkula, Haryana



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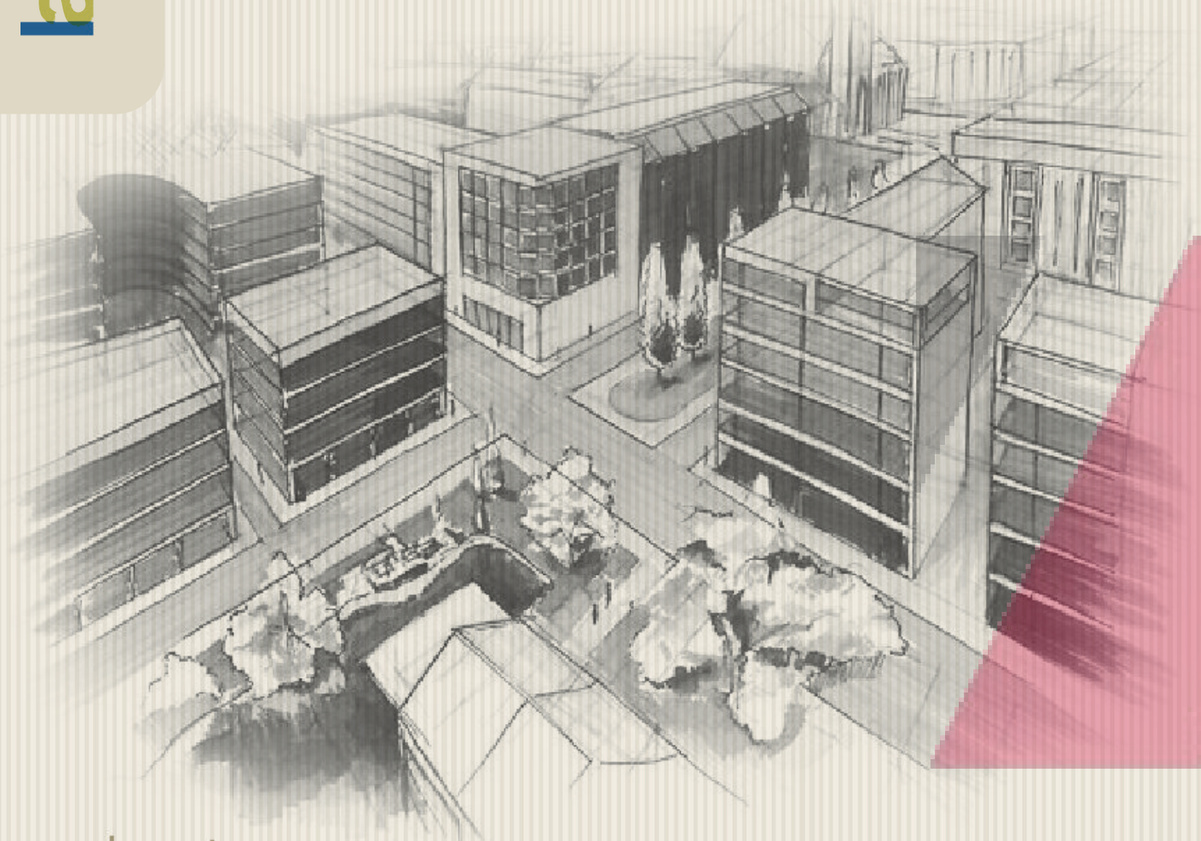

offering an escape

The government proposes to undertake projects that will eventually confer the designation of 'millennium city' to Faridabad:

- Badarpur Crossing (NH-2) to get an overbridge
- Kundli-Manesar-Palwal Express Highway
- Faridabad-Noida-Ghaziabad-Kundli expressway
- Expansion of NH-2
- Expansion of overbridge at Badkhal lake turning and a new underbridge at old railway junction
- The metro too will soon find its way to Faridabad (Delhi border to Ballabhgarh) which will improve Faridabad-Delhi connectivity

about faridabad

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Property experts opine that due to the influx of property retailers, Faridabad may soon be seeing the emergence of a township in its outskirts which will have the distinction of being pollution free.

Faridabad is within the NCR and strategically located on the Main Mathura road, NH-2 . Faridabad boasts of a number of Industrial and export houses that have set up their base here. The large population of the executive engaged by these companies and new industries being set up has led to an upsurge in the demand of quality houses and flats for almost all the segments. Hence, Faridabad is fast becoming an education hub, while mall culture is picking up at a very fast pace too.

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making of a masterpiece

The focus is to develop residential apartment with all modern, world class standards, facilities & specifications, which could match and even improve upon the best as is being offered by the established developers today. The project has been conceived keeping in view the present day residential requirement of single unit families, senior executives and also businessmen of standing. It will provide all modern amenities that are expected from any international standard development.

A modern masterpiece in the making.

about zion's lakeview

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Exquisite art form is a labour of love and dedication, which is why, Zion promises to unfold its latest project as a modern art piece.

The company proposes to construct three bedroom flats (with and without servants' quarters), four bedroom flats (with servants' quarters) and penthouses with commercial space as a group housing project at Sector-48, Faridabad. It is strategically placed in yards of prime land near the Gurgaon road and very near the scenic Badkhal Lake.

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elegant décor

elegant features

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- External wall cladding with aluminum composite panels
- Most efficient heat insulation
- Reduced electricity load
- Increased aesthetic appearance
- Lifetime maintenance free external surface
- 24 hours power backup[1]
- Modernised earthquake resistant building structure
- Marble stone in stairs
- Provision of piped LPG supply
- Huge balconies
- Terrace Garden[2]
- Panel shower, cubical shower with FM[3] & cubical shower with FM and steam[4]

1. essential services
2. only in penthouses
3. only for 4 bedroom
4. for penthouse in master bedroom

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majestic acres

salient features

- Free hold property
- Electronic gate with sensor
- Posh and high class area
- 80% open area with green and peaceful environment
- Lush green surrounding
- Shopping centre inside the Complex
- Covered car parking in basement and in stilts
- Ample open car parking
- Executive Club
- Well Organized Library
- Open Air Amphi Theatre
- Gym with international standard facilities
- All basic amenities (school, hospital...) nearby
- Swimming Pool with latest filter plant
- Community Centre
- Central system for telecommunication
- Meeting hall in each tower
- 24x7 modern CCTV surveillance system for common areas
- High speed (passenger & goods) elevator
- Granite in lobby

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specifications

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Living/Dining

- Floor: Marble stone / Vitrified tiles / Rustic tiles
- Walls: OBD acrylic emulsion over cement plaster finished with punning
- Ceiling: POP punning with cornices and moulding finished with OBD

Master Bedroom

- Floor: Wooden laminated flooring with matching skirting.
- Walls: POP punning with cornices and moulding finished with OBD / Acrylic emulsion
- Ceiling: POP punning with cornices and moulding finished with OBD

Other Bedrooms

- Floor: Marble stone / Vitrified tiles / Rustic tiles
- Walls: POP punning with cornices and moulding finished with OBD / Acrylic emulsion
- Ceiling: POP punning with cornices and moulding finished with OBD
- Cupboard: Wooden cupboard as per latest design

Kitchen

- Floor: Marble / Vitrified tiles / Ceramic tiles
- Walls: Combination of ceramic tiles 2 feet above working counter
- Counter: Granite Stone
- Fillings / Fixtures: Good quality stainless steel double bowl sink
- Star Attraction: Modular fittings with imported electric chimney

Toilets

- Floor: Combination of ceramic tiles / marble stones
- Walls: Imported ceramic tiles with border and mortifying to ceiling heights
- Fittings: Superior quality CP fittings
  Shower cabinet with shower panel in master bedroom
  Towel rail / ring, soap dish, toilet paper holder
  Imported sanitary ware coloured / white

Windows

All aluminium windows/ hardwood window frames and shutters

Doors

Modular doors / teak facing flush door

Balcony

Anti skid ceramic tiles

Lift

Modern high speed lifts with granite / marble facia

Penthouses

- Floor: Italian stone in entrance square and drawing room / Vitrified tiles / Marble stones / laminated wooden flooring in master bedroom
- Walls: Acrylic emulsion over POP, cornice and punning
- Doors: Panel front door and flush door with teak face
- Window / Glazing: Aluminum frame and shutters
- Terrace Garden: Adjoining to family lounge
- Other bedrooms: Marble stones / Vitrified tiles / Rustic tiles
- Bathrooms: Anti skid tiles / marble and imported wall tiles
  Shower cabinet with steam bath facility

payment options

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DOWN PAYMENT PLAN	
Down Payment Rebate	7.5% of Sale Price
On application for booking	15% of Sale Price
On receipt of Occupation Certificate	75% of Sale Price + 100% Cost of Parking Slot + 100%PLC + 100% Club Membership
On application for Occupation Certificate	2.5% of Sale Price + IFMS + Stamp Duty + Power Back Up

Description	% of Sale Price	% of PLC	% of EDC	% of Parking
Booking Amount	15%	-	-	-
With in 1 month booking	10%	-	-	-
With in 4 month booking	10%	-	25%	-
With in 6 month booking	7.5%	50%	-	50%
With in 9 month booking	7.5%	50%	-	50%
With in 12 month booking	7.5%	-	25%	-
With in 15 month booking	7.5%	-	100% FFC/ECC	-
With in 18 month booking	7.5%	-	25%	-
With in 21 month booking	10%	50,000 Club Membership	100% Power backup	-
With in 24 month booking	10%	-	25%	-
On application for Occupation Certificate	5%	-	-	-
On receipt of Occupation Certificate	2.5%	100 % IFMS	Stamp duty	-

EDC & IDC	-	Rs.145/Sqft. (Compulsory)
FFC & ECC	-	Rs.30/Sqft. (Compulsory)
Parking for a car	-	Rs.1, 50,000/- (Compulsory)
Club membership	-	Rs.50, 000/- (Compulsory)
Power backup	-	Rs.25, 000/- (Compulsory)
Preferential Location Charges (PLC)		
For Ist Floor	-	5%
2nd Floor	-	4%
3rd and Top Floor	-	3%
Park facing	-	3%
Club facing	-	3%
Corner	-	2%
Interest Free Maintenance Security (IFMS)	-	Rs.25/Sqft. (Compulsory)
Optional Charges		
Open Car Parking for Second Car	-	Rs. 75000/-
Increase in Power back-up	-	Rs. 25000/-k.w.

Special Instruction

1. In case of any upward revision of EDC by the government agencies in future the same would be recovered on pro-rata basis.
2. Prices are Escalation Free but subject to revision/withdrawal without notice at Company's sole discretion. No extra charges will be leviable, except due to change, if any, on account of Fire Safety norms by the Govt. of Haryana.
3. The rebate for early payments shall however be subject to change from time to time and is presently @7% per annum.
4. One covered Parking slot along with apartment will be mandatory.
5. Stamp Duty & Registration charges shall be payable along with the last installment as applicable.
6. The Company would pay penalty to its customers @ Rs.5/-per sq.ft. per month for any delay in handling over the product beyond the committed period of three years from the date of execution of agreement. Similarly, the customer would be liable to pay holding charges @ Rs.5/-per sq.ft. per month if he fails to take possession within 30 days from the date of issue of occupation certificate.
7. Variety of housing loans with tenures of up to 15 years repayment are available directly from financial institutions such as LIC Housing Finance Ltd., Axis Bank Ltd., Bank of India & PNB Housing Finance Ltd.
8. Prices indicated above are subject to revision from time at the sole discretion of the company
9. Prices, terms & conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed Terms and Conditions please refer to the application form and Apartment Buyer's Agreement.
10. It is not obligatory on the part of seller to send demand notice/reminders regarding payments of installment. Allottee is liable to make the payments as per schedule given above, other wise interest @ 18% p.a. will be charged on all delay payments.
11. EDC 100% payable at the time of booking or with 18 % p.a. interest starting from booking will be charged as per schedule payment plan.
12. Any additional facility, if provided will be charged extra.
13. The areas of the flat are super built up which includes covered plus proportionate share of common area such as staircase, passage, lift facilities etc.
14. All building plans, layout specifications etc are tentative and subject to verification and modification as decided by the company on competent authority.

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site plan

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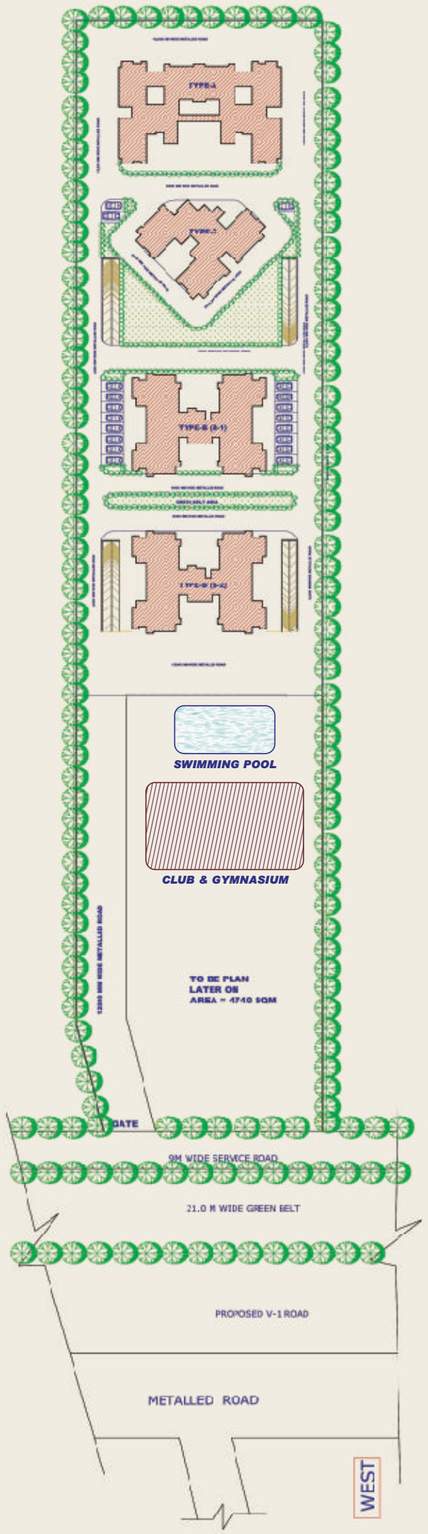

floor plan

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SUPER AREA - 2095 sq.ft.

TYPE A

TYPE B

TYPE A - 4 BEDROOM APARTMENT

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floor plan

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SUPER AREA - 1665 sq.ft.

TYPE B - 3 BEDROOM APARTMENT

location & connectivity

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Approx. distances from key locations in Delhi.

Distance	Expected time by Road
30 Km from Connaught Place	35 minutes
30 Km from Dhaula Kuan	35 Minutes
30 Km from International Airport	30 Minutes
20 Km from Nehru Place	20 Minutes
20 Km from Ashram	25 Minutes
22 Km from Gurgaon	15 minutes
Near Gymkhana Club	
0.2 km from Badkhal Lake (tourist spot)	

The project will be easily accessibility by broad roads from any where in Faridabad and New Delhi. Internal plying by residents will generally be done in their own vehicles although there would also be connectivity through three wheelers and local buses in Faridabad.

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