

INTRODUCING

SCARLET

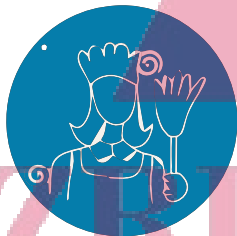
SUITES

Fully Furnished Luxury Service Residences with

CONCIERGE SERVICES



Laundry on Call



Cleaning on Call



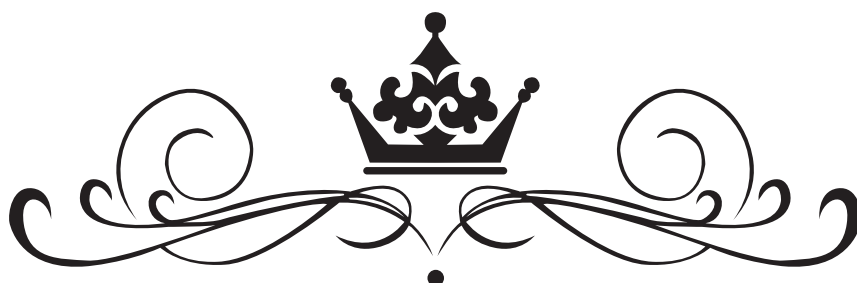
Food on Call



Reception Services

LIMITED EDITION APARTMENTS

LIMITED EDITIONS ONLY FOR SPECIAL FEW
AVAILABLE THROUGH LUCKY DRAW



SCARLET

SUITES

SECTOR-68, GURGAON

Limited Inventory
Available only through Lucky Draw

SIZE:- 600 sq. ft. (55.74 sq. mt.)

Lucky draw Application Fees = 1 lac only

PAYMENT PLAN:-

RATES			
	POSSESSION LINK PLAN	SUBVENTION PLAN / SUPER SUBVENTION PLAN	CONSTRUCTION LINK PLAN
Basic Sale Price	6000	6500	6000
Inaugural Discount	100	300	200
Discounted BSP (Rs)	5900/ sq. ft.(63508/sq. mt.)	6200/ sq. ft. (66737/sq/ mt.)	5800/ sq. ft. (62431/sq. mt.)
Timely Payment Rebate*	150	N.A.	150

PAYMENT PLAN:-

POSSESSION LINK PLAN		SUBVENTION PLAN	
On Booking	1 BHK - 3.5 Lac	On Booking	1 BHK - 3.5 Lac
		10% of total cost within 45 days of Allotment	
	35% of BSP less Booking Amount	Bank Disbursement	80% of total cost
On Completion of Superstructure	30% of BSP+ 50% of Additional & Charges	On offer of Possession	10% of total cost
On Offer Of Possession	35% of BSP+ 50% of Additional & other Charges		

SUPER SUBVENTION PLAN

Booking Amount	2% of the BSP**
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On Application of lucky draw - 1 Lac
On Allotment - 2.5 lacs

CONSTRUCTION LINK PLAN	
	1 BHK - 3.5 Lac
Within 30 Days of Allotment	15% of Total Cost(Less Booking Amount)
Within 60 Days of Allotment	5% of Total Cost
On Start of Excavation	9% of Total Cost
On Start of First Basement Roof Slab	7% of Total Cost
On Start of GF Roof Slab	7% of Total Cost
On Start of 3rd Floor Roof Slab	7% of Total Cost
On Start of 6th Floor Roof Slab	7% of Total Cost
On Start of 9th Floor Roof Slab	7% of Total Cost
On Start of 12th Floor Roof Slab	7% of Total Cost
On Start of 15th Floor Roof Slab	7% of Total Cost
On Start of 18th Floor Roof Slab	7% of Total Cost
On Start of 21st Floor Roof Slab	5% of Total Cost
On Start of Top Floor Roof Slab	5% of Total Cost
On Offer of Possession	5% of Total Cost+Other Charges

ADDITIONAL CHARGES:-

EDC/IDC	Rs 400/ sq.ft. (Rs 4306/ sq.mt.)
Car Parking – Optional for 1 BHK	Rs 3,00,000
Club Membership	Rs 1,00,000
IFMS	Rs 25/ sq.ft. (Rs 269/sq.mt.)
PLC (Rs)	1 to 5 Floors- 100/sq.ft. (1076/sq.mt.) , Park facing - 50/sq.ft.(538 sq.mt.) , Corner Facing - 50/sq.ft (538/sq.mt.)

Note:-

- 1) Development Charges (EDC+IDC) are pro-rated per Unit as applicable to this Group Housing Colony. In case of any revision, the same would be recovered on pro-rata basis from the Applicant/Allottee.
- 2) Service tax as applicable would be payable by the customer as per demand (Basic: 3.50%; PLC, Club Membership & Other Charges: 14%)
- 3) Electricity Installation Charges (min 3 KV), Fire Fighting Charges, Maintenance Charges, Meter Connection Charges , Power Back Up Charges (min 3KV) and other charges as per terms of allotment/application will be charged extra and shall be collected before the offer of possession.
- 4) In PLP Plan on receipt of 35%payment TPR will be adjusted on the completion of Super Structure
- 5) In CLP Plan if applicants make all payment on time then will be eligible for TPR which will be adjusted at the time of possession.
- 6) Prices are subject to revision at the sole discretion of the Company.
- 7) Cheques/Bank Drafts to be issued in favour of "SUPERTECH LIMITED A/C" payable at New Delhi. Outstation cheques shall not be accepted.
- 8) Cost of furnishing to be paid extra.

SCARLET

SUITES

PROCEDURE FOR LUCKY DRAW

1ST LUCKY DRAW : 200 EXCLUSIVE APARTMENTS WILL BE OFFERED AT THE RATE OF 5800/- SQ. FT.*

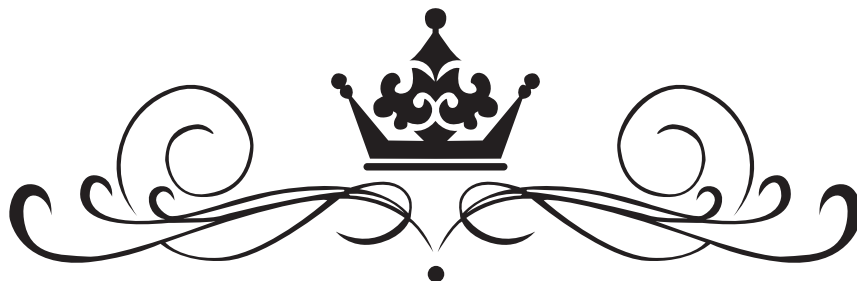
• Procedure for lucky draw :

1. A cheque or a draft of INR 100,000/- in the name of "Supertech Limited" to apply for the lucky draw.
2. Attached with the cheque shall be the signed copy of expression of interest, along with relevant documents like PAN CARD and ADDRESS PROOF.
3. Customer to become eligible only after the cheque clearance.
4. Date and time shall be fixed for lucky draw, date shall be in the week of July, any change shall be communicated in advance.
5. All the applications will be invited for lottery.
6. A neutral agency shall be invited to do lottery for transparency purposes.
7. 200 winners shall be announced.

• After Lucky Draw Procedure:

1. Winners will have to complete 10% of the booking amount within 5 working days.
2. Customers in the waiting list shall be allotted Cancelled units.
3. Allotments shall be made in the order of priority of lucky draw, only after 10% payment is made.
4. Customers can then choose the payment plan they wish to choose.
 - CLP
 - PLP
 - SUBVENTION
 - SUPER SUBVENTION**

LIMITED EDITION APARTMENTS
LIMITED EDITIONS ONLY FOR SPECIAL FEW
AVAILABLE THROUGH LUCKY DRAW



SPECIFICATIONS

Structure:

Earth resistance RCC framed structure with external brick/block walls.

Wall Finish:

Internal : Internal walls in cement plaster with POP and OBD.

External : Combination of stone, tiles , paint.

Flooring/Wall Dado:

Drawing Room, Living, Dining : Vitrified tiles or Equivalent Quality.

Bedrooms : Vitrified tiles and Wooden laminate flooring in master bed room.

Study Room:

Vitrified tiles/ Wooden laminate flooring.

Balcony:

Anti skid ceramic tiles

Toilets:

Vitrified tiles flooring. Tiles in walls Till 7'0" height for the toilet, balance painted in acrylic emulsion paint.

Kitchen:

Counter with Granite / marble Top.

Fitting Jaquar or equivalent (commercial range). Double bowl stainless steel sink with drain board. Provisions for piped gas supply & R.O. system.

Doors & Windows:

Main Entrance : Elegantly designed and finished 8 feet high entrance door.

Internal Doors : Seasoned hardwood frame with European style moulded shutters.

Windows : UPVC windows.

Toilets:

W.C. and washbasin in matching shades/colours . Single lever C.P. fittings. All the toilets will include exhaust fan.

Electricals:

Sufficient switches/sockets (Legrand or Equivalent)/ MCB, copper wiring.

Power Back-up:

100% power back-up essential services.

Communication:

TV and telephone points.

Security:

Secured gated community with access control at entrances with Automatic boom barriers and manual gates and exit of the development. CCTV in basements, ground floor, lobbies and main entrance lobby for surveillance.

Key elements of Studio Apartments:

- Aluminum-encased windows and sliding doors with reflective glass.
- Recessed lighting together with full-size, wood encased mirrors.
- Custom-designed, solid-wood built-in wardrobe closets, with integrated luggage and shoe racks.
- All internal areas are finished in a durable varnish.
- Imported, over sized tiles throughout entire floor area (except balcony).
- Built-in kitchen nook with quality, solid granite counter top on all counters, and with kitchen and cooking utensils.
- Bright efficient bathrooms with shower.
- Provision for Broadband internet and Cable TV.
- 2 sets of Quality curtains with internal lining.

Furniture & Fixtures include:

- 1 x 3-4 seater sofa
- 2 x living area ottomans
- 2 x bed slide table with drawers(Painted & lacquered)
- 1 x oak coffee table
- 3 x lamps
- 1 x side table for living area.(Painted and lacquered)
- 1 x desk (painted and lacquered) with light and desk chair.
- 1 x custom TV stand with lazy-susan (Painted and lacquered)
- 1 x queen size bed with headboard & recessed drawers for additional storage
- Wide kitchen counter and ample cabinets
- Stainless steel kitchen sink
- 2 x Designer Bar stools
- Matching porcelain toilet and vanity sink set

*Furnishing and Equipments Cost Extra

Appliances and Equipments include:

- 1 x 21" LCD Color TV
- 2 x remote-controlled split type air-conditioner
- 1 x Full-size refrigerator
- 1 x Electric water heater
- 1 x Dual-burner LPG Gas Stove
- 1 x Microwave Oven
- 1 x Toaster
- 1 x Rice Cooker
- Plates, Bowls and Utensils



Other Equipments:

- 1 x Fire extinguisher
- 1 x Personal electronic safe
- 1 x Door security deadlock
- 1 x Sentry Safety Door Chain
- 1 x Security Peep hole for Entrance Door



PROJECT	UNIT TYPE	AREA (SQ. FT.)
SCARLET SUITES_SECTOR 68_GURGAON	UNIT TYPE	SUPER AREA = 600 SQ. FT.