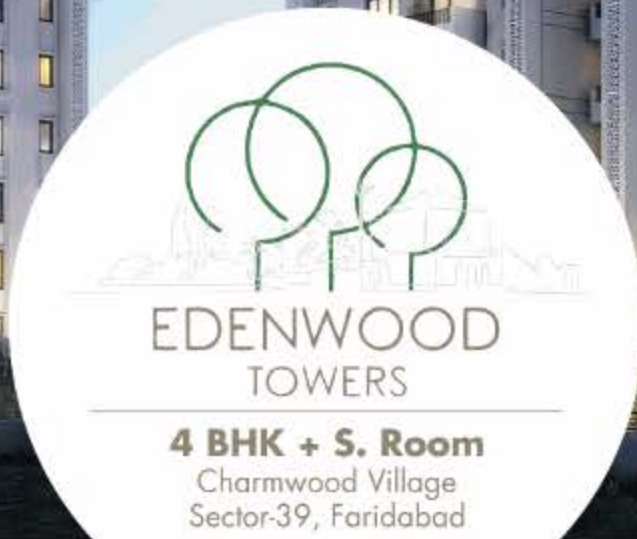


GIVE LIFE A NEW LEVEL

Avail
Inaugural
Discount

Make way for grand living at Edenwood Towers located in the heart of Charmwood Village. This exclusive project consists of 76 ultra spacious and lavish 4-bedroom units. Edenwood Towers is an epitome of luxury, with every imaginable convenience within arm's reach.



CONSTRUCTION IN FULL SWING

Rendered/Artistic impression of under construction Edenwood towers.

A Glimpse of Amenities* : Gated Community • 24x7 Security • VRV/VRF Air Conditioning • High Quality Modular Kitchen • Luxurious Wardrobes • Magnificent landscape • Spectacular water body • Meditation & Children Play Area • Ample Parking Spaces • Wide & Large Open Balconies • Grand Entrance lobby

Prime Location, Well Connected: Charmwood Plaza 1 Km. (Approx.) • Nearest Metro Tughlakabad 3 Km. (Approx.) • Tughlakabad Railway Station 4 Km. (Approx.) • IGI Airport-T3 26 Km. (Approx.) • Nehru Place 11 Km. (Approx.) • Asian Hospital, Faridabad 8 Km. (Approx.) • Taj Vivanta Hotel 0.8 Km. (Approx.) • Manav Rachna Int. School 1 Km. (Approx.)

QR CODE FOR THE
SITE LOCATION





Rendered/Artistic impression of under construction Edenwood towers. Kindly refer specifications sheet for the deliverables.













LOCTAION MAP-





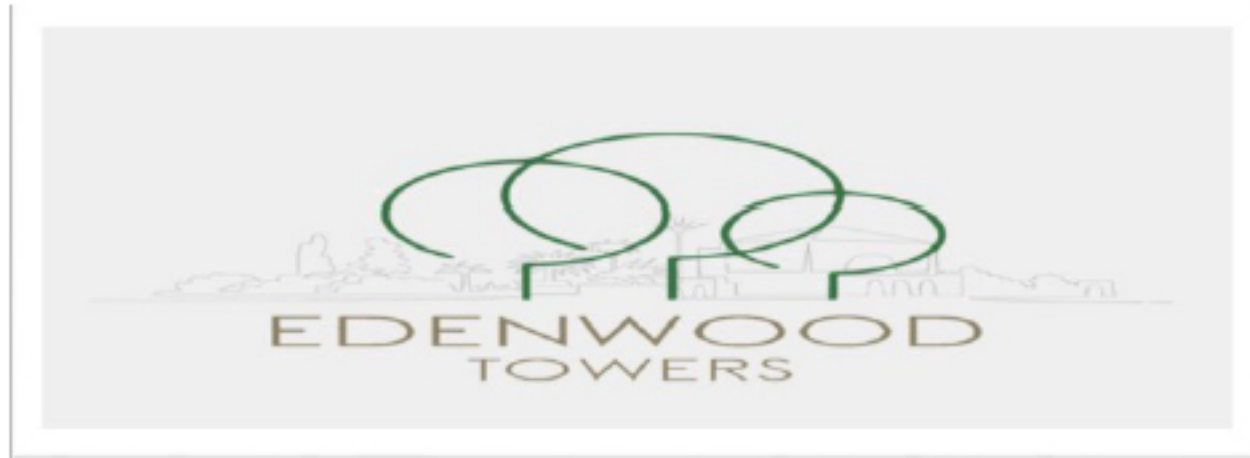
1. TOWER-1
2. TOWER-2
3. OPEN AIR SITTING
4. VISITOR'S PARKING
5. WATER BODY
6. KIDS PLAY AREA
7. E.W.S TOWER
8. E.W.S PARKING
9. SHOPS

QR CODE
FOR THE
SITE LOCATION



SITE PLAN

NOTE:
The site plan shown is tentative. The overall layout may vary because of statutory/design reasons.



5 BHK PREMIUM LUXURY APARTMENTS

SECTOR-39, FARIDABAD, HARYANA-121009

TOWER T1 & T2

4 Bedrooms with attached Dress & Toilet + Living + Dining + S. Room with Toilet + 3 Balconies

SUPER AREA (SQ.FT)	3384
CARPET AREA (SQ.FT)	2053.34
BALCONY AREA (SQ.FT.)	346.60

SUPER AREA (SQ.FT)	3389
CARPET AREA ((SQ.FT)	2057.11
BALCONY AREA (SQ.FT)	346.60

SALE PRICE (INR)	
3rd FLOOR & ABOVE	2,80,00,000
2nd FLOOR	2,82,00,000
1st FLOOR	2,85,00,000

SALE PRICE (INR)	
3rd FLOOR & ABOVE	2,80,50,000
2nd FLOOR	2,83,00,000
1st FLOOR	2,86,00,000

OTHERS CHARGES	
ONE COVERED CAR PARKING & SINGLE BAY DOUBLE PARKING (TOTAL-3)	F.O.C (Right To Use)
IFMS	INR 100/SQ.FT.
EDC/IDC/FFC	F.O.C
BACKUP METER INSTALLATION CHARGES	F.O.C

PAYMENT PLAN	
ON BOOKING	10%
WITHIN 60 DAYS OF BOOKING DATE	5%
WITHIN 90 DAYS OF BOOKING DATE	5%
COMPLETION OF 3RD FLOOR SLAB	10%
COMPLETION OF 4TH FLOOR SLAB	10%
COMPLETION OF 6TH FLOOR SLAB	10%
COMPLETION OF 7TH FLOOR SLAB	10%
COMPLETION OF TOP FLOOR SLAB	10%
ON APPLYING OC/CC	15%
ON OFFER OF POSSESSION + OTHER CHARGES	15%

KINDLY NOTE:

- * GST EXTRA AS APPLICABLE
- * TOWER T-1 is Stilt + 8 Storey | TOWER T-2 is Stilt + 11 Storey
- * 1 SQ. MTR. = 10.764 SQ. FT.
- * ALL PAYMENTS ARE TO BE MADE IN FAVOUR OF "AJAY ENTERPRISES PVT. LTD.-EDENWOOD TOWERS-COLLECTION A/C"
- * GOVERNMENT charges like stamp duty, registration, legal miscellaneous expenses and any other charges are extra
- * Monthly maintenance will be decided at the time of possession. Additional car parking on request.
- * Booking is subject to detailed terms and conditions as given in agreement to sell/flat buyer's agreement
- * Separate maintenance agreement will be signed with the developer. Building Insurance, sinking fund & maintenance charges shall be payable of six months in advance.
- * TDS at 1% shall be applicable on total sale price exceeding INR 50,00,000 as per INCOME TAX ACT SECTION 194-1A
- * Possession as per RERA on/before 30th SEPTEMBER 2023

SPECIFICATIONS

Flooring	Imported Marble in Living , Dining , 3 Bedrooms & 3 Toilets. Wooden laminated Flooring in Study Room, Tiles in S.Room, Kitchen , 2 Toilets & Balconies.
Dado	Imported Marble/Tiles upto full height in Toilets. Tile/Paint in kitchen as/design.
Exterior	Appropriate finish of Textured paint of exterior grade water proof paint.
Railings	MS Railings as per design.
Painting	Plastic Emulsion Paints on Internal walls & ceilings. OBD in Common areas.
False ceiling	False ceiling bands as per design & Grid Ceiling in Toilets .
Kitchen	Modular Kitchen with HOB, Chimney. Double Bowl Sink, Drain Board & Counter in Granite .
Doors & Windows	Internal Doors : Door frames in Ivory Teak. Flush Doors with veneer finish on both sides with fittings & locks of branded company. External Doors : Glazed Doors/Windows with frames in Ivory teak.
Toilet	CP Fittings & Chinaware of reputed brand.
Electrical Fittings	All electrical wiring in concealed conduits with modular switches . IS Compliance module switches /Sockets , Distribution Boxes from Reputed brands as per Fire Norms.
Lift	Reputed brand.
Wood work	Wardrobes in Dressers as per design.
Air Conditioning	VRV/VRF Central Air conditioning .
Water Tanks	Underground water tanks/ Supply Lines / Overhead tanks for uninterrupted water supply. Dual Plumbing provision for all toilets.
Structure	Earthquake resistant, RCC Framed structure as per applicable seismic zone.
24 x7 Security System	Gated Community, CCTV Cameras for Basements , Stilts, Parking, Entrance Gates , Lift Lobby at Ground floor, other Floors Lift Lobbies, Camera's all around building, Intercom, Only infrastructure provision for WIFI ,Fire prevention , Fire Suppression, Fire Detection & Alarm system as per Fire norms.
Backup & Generators	Common Area : 100 % powerbackup for lift , Emergency and safety facilities & Common areas with suitable diversity. 12.5 KVA power backup for the each apartment.
PNG	Provision of piped gas supply