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LOCATION PLAN "SELECT HOMES" GURGAON

NORTH	SCALE	RESIDENTIAL	
	NTS	COMMERCIAL	

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AREA : 34.95 acre

SITE PLAN, SECTOR-90, NTH, GULBARGA

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Specification:

- For safety, structure shall be zone IV designed for seismic considerations, as stipulated by the Indian codes.
- Air Conditioned apartment excluding kitchen , toilets & S.Room.
- Air Conditioned Entrance Hall on ground floor.
- Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Pre-heated water supply through Solar Water Heaters to Kitchens.

Living / Dining / Lobby / Passage

Floor	Imported Marble
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint

Kitchen

Walls	Tiles upto 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion paint
Counter	Made in Marble / Granite / Synthetic stone
Fittings / Fixtures	CP fittings, Double bowl single drain board SS Sink, Exhaust fan

Balcony

Floor	Terrazzo tiles / Terrazzo cast-in-situ/ Ceramic tiles
Ceiling	Exterior Paint

Toilets

Walls	Combination of Tiles, Acrylic Emulsion paint & Mirror
Floors	Anti-skid Tiles
Ceiling	Acrylic Emulsion paint
Counter	Made in Marble / Granite / Synthetic stone
Fixtures/Accessories	Glass Shower-partition in toilet (7'Ht), Exhaust Fan, Towel rail/ring, Toilet paper Holder, Soap dish. All standard made.
Sanitary ware/ CP fittings	Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WC of Kohler / Roca / Duravit / Parryware or Equivalent make.

Utility/Servant Room

Floor	Ceramic Tiles / Cast in SITU Terrazzo Flooring
Walls & Ceiling	Oil Bound Distemper

Plumbing
 CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

Fire Fighting System
 Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms

Doors
Internal & Entrance Doors Painted / Polished/ frame with Painted/ Polished flush door / Moulded Skin shutters.

External Glazing
Windows / External Glazing Single glass unit with tinted/reflective and/or clear glass with powder coated Aluminum / UPVC Frames in habitable rooms and Aluminum / UPVC frames with /Frosted glass in all toilets.

Electrical Fixtures/Fittings
 Modular switches of North West / Crabtree / MK or equivalent make, copper wiring and ceiling light fixtures in Balconies.

Power Back-up
 100 % DG Power back-up as mentioned below:-
 4 BHK+S.Room – Not exceeding 14 KVA per apartment
 DG Capacity shall be at 70% of load factor & 70% over-all diversity for apartments as well as for common areas

Security System
 Secured Gated Community with access Control at entrances. CCTV in Entrance Lobbies & one intercom point in each apartment.

Lift Lobby
Lifts Passenger Elevators
Lift Lobby Floors Combination of Granite /Marble/Tiles
Lift Lobby Walls Combination of Granite/ glass/Acrylic Emulsion Paint on POP punning / Textured Paint

Staircases
Floor Terrazzo/Mosaic Tiles/Marble/Kota Stone
Walls Flat oil Paint

Club Facility
 Multi Purpose Hall with Banqueting Facility , Billiards room, Card room, Aerobics / Yoga Centre / Gymnasium, Steam / Sauna / massage room , AV room , Tennis Court, Shop, Swimming Pool with Change Rooms, Separate Kids' Pool.

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.



Annexure - III

PAYMENT PLAN

Select Homes at NTH 90 DLF Gardencity

PRICE

Basic Sale Price	As applicable]
Cost of exclusive use of Parking Slots	
Back-to-Back(2)	9 lacs.
Normal	5 lacs
Preferential Location Charges	As applicable
EDC & IDC	Rs 230 p.sft
Interest Bearing Maintenance Security (IBMS)	Rs 50 p.sft
Down payment rebate	9.25%

DOWN PAYMENT

On Application for Booking	Rs 10,00,000/-(Plus Service tax)
Within 45 days of Booking	95% of Sale price (Less:Booking Amount & Down Payment Rebate)
On offer of possession	5% of Sale Price + IBMS + Stamp Duty & Registration Charges / other charges

CONSTRUCTION LINKED INSTALLMENT PAYMENT PLAN

On Booking	Rs 10,00,000/-(Plus Service Tax)
Within 45 days of Booking	15% of Sale Value less Booking Amount
Within 3 months of Booking	10% Of Sale Value
Within 6 months days of Booking	10% Of Sale Value
Within 9 months of Booking/casting of 1st floor*	10% Of Sale Value
Within 12 months of Booking/casting of 2nd floor*	10% Of Sale Value
Within 15 months of Booking/casting of 3rd floor*	10% of Sale Value
Within 18 months of Booking/casting of TERRACE*	10% of Sale Value
Within 21 months of Booking/Commencement of finishing work*	10% of Sale Value
On application of Occupation Certificate	10% of Sale Value
On offer of Possesion	5% of Sale Price + IBMS + Stamp Duty & Registration Charges / other charges

*Whichever is later

**SALE PRICE OF UNIT (BASIC SALE PRICE x SUPER AREA OF UNIT) + PLC + EDC
+ IDC + COST OF EXCLUSIVE USE OF PARKING SLOTS**

X.....
(Sole/First Applicant)

X.....
(Second Applicant)

Notes:

1. Down Payment Rebate is payable on Total Price
2. The basic sale price is subject to escalation
3. The rebate for early payment shall be subject to change from time to time and is presently @ 14% per annum.
4. One Back-to-Back car parking mandatory (i.e. 2 car parking slots)
5. The yearly simple interest payable on IBMS shall be determined by the Company as per the applicable rates on fixed deposits accepted by State Bank of India at the close of each financial year on 31st March.
6. IBMS, Stamp Duty & Registration Charges / Other Charges shall be payable along with the last installment as applicable.
7. The Company would pay penalty to its customers @ Rs.10/- per sq ft per month for any delay in handing over the apartment beyond 30 months from the date of booking. Similarly, the customer would be liable to pay holding charge@ Rs.10/- per sq ft per month, if he fails to take possession within 30 days from the date of offer of possession.
8. Prices are effective as on 11th. Sept. 2012
9. Prices indicated above are subject to revision from time to time at the sole discretion of the company.
10. Prices, terms and conditions stated herein are merely indicative with a view to acquaint applicant and are not exhaustive.
For detailed Terms and Conditions please refer to the Application Form as well as the Apartment Buyer's Agreement.
11. As per Govt Rules, Service Tax is payable on each installment.

X.....
(Sole/First Applicant)

X.....
(Second Applicant)