

amb  
**selfie square**

SECTOR 37D, DWARKA EXPRESSWAY  
GURGAON

amb  
THE ASSET BUILDERS

over 500 feet wide frontage  
right on dwarka expressway,  
gurgaon



+918470930121 | [www.abcbuildcon.in](http://www.abcbuildcon.in)

Artistic Impression

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Artistic Impression

# amb selfie square

SECTOR 37D, DWARKA EXPRESSWAY  
GURGAON

amb  
THE ASSET BUILDERS

"with a vibrant and  
a lively tenant mix,  
selfie square will be  
the preferred shop  
and work junction"

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Artistic Impression

the birds eye view

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THE ASSET BUILDERS

**spread across 4 acres**  
with a total saleable  
area of 4 lac sq.ft.

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Artistic Impression

LOCATION MAP

**amb selfie square**  
SECTOR 37-D, DWARKA EXPRESSWAY  
GURGAON



- INDUSTRIAL
- RESIDENTIAL
- COMMERCIAL
- AGRICULTURAL
- AMB PROJECTS
- PROPOSED METRO CORRIDOR

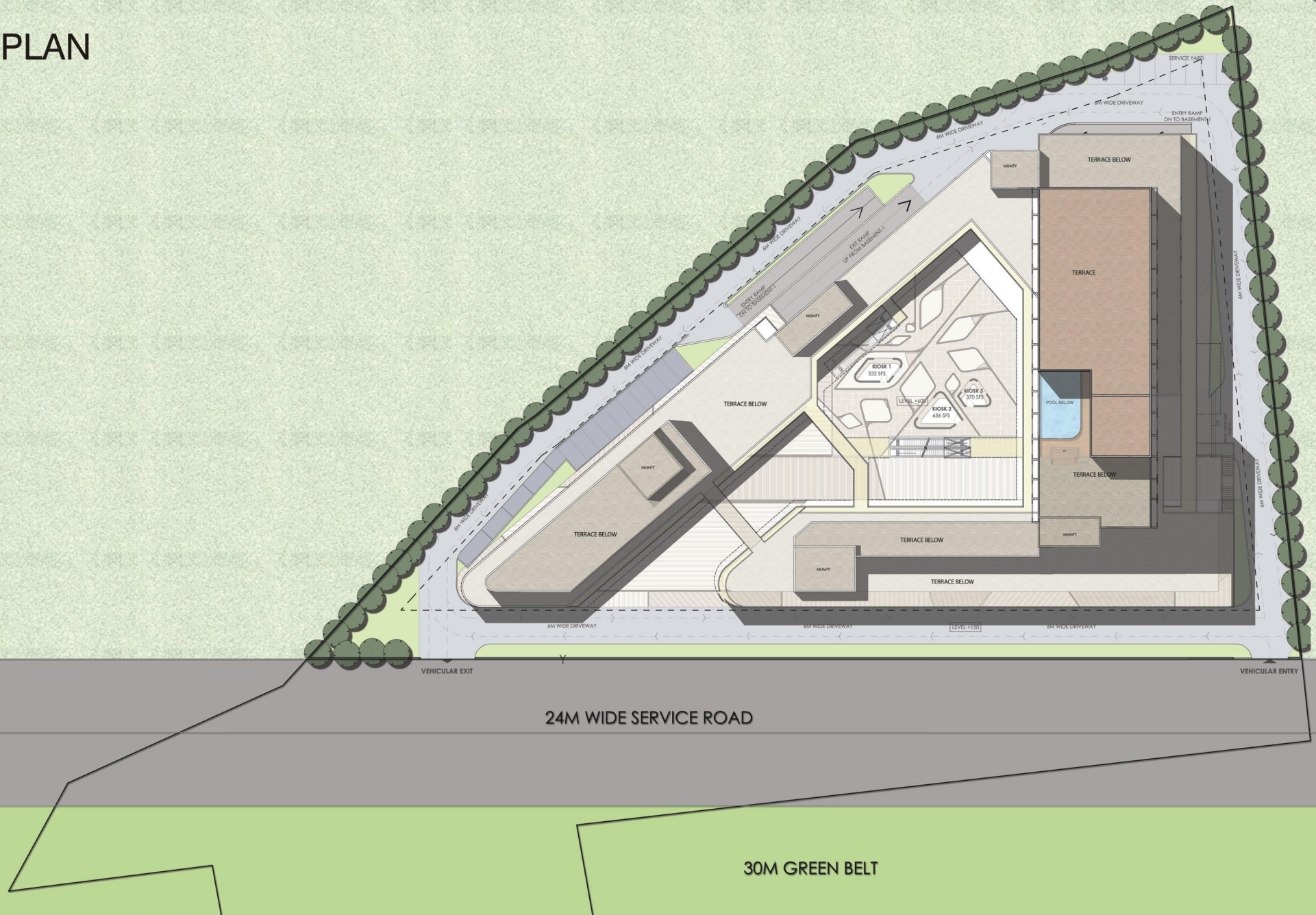
Map not to scale.

**LEGENDS**

RESIDENTIAL SECTORS	WALKING DISTANCE
PROPOSED METRO STATION	2 MINUTES
NH-08 HIGHWAY	5 MINUTES
RAJIV CHOWK	5 MINUTES
DIPLOMATIC ENCLAVE	10 MINUTES
KMP EXPRESSWAY	10 MINUTES
GURGAON TOLL	15 MINUTES
IGI AIRPORT	15 MINUTES



# SITE PLAN

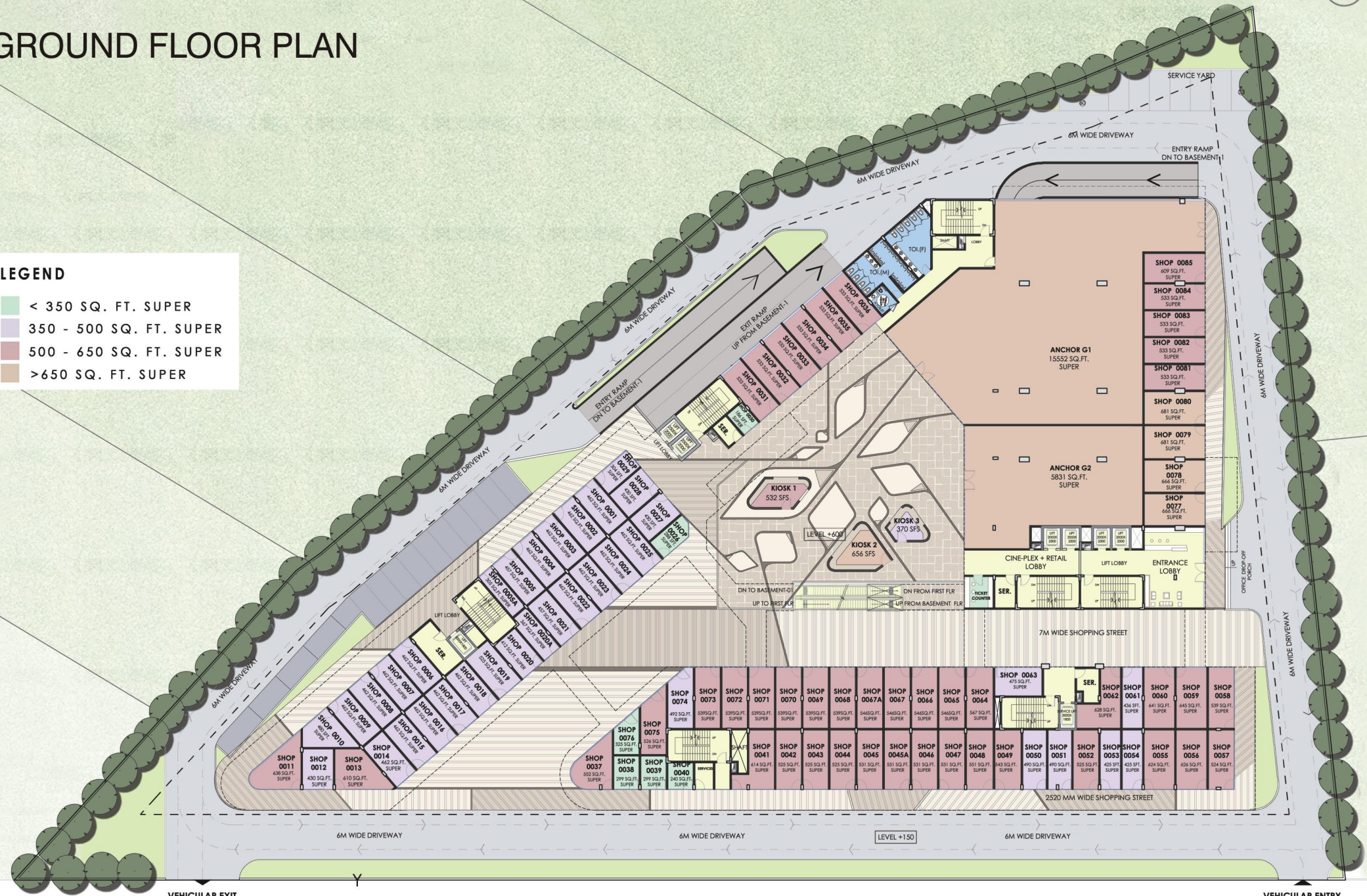




# GROUND FLOOR PLAN

## LEGEND

- < 350 SQ. FT. SUPER
- 350 - 500 SQ. FT. SUPER
- 500 - 650 SQ. FT. SUPER
- >650 SQ. FT. SUPER

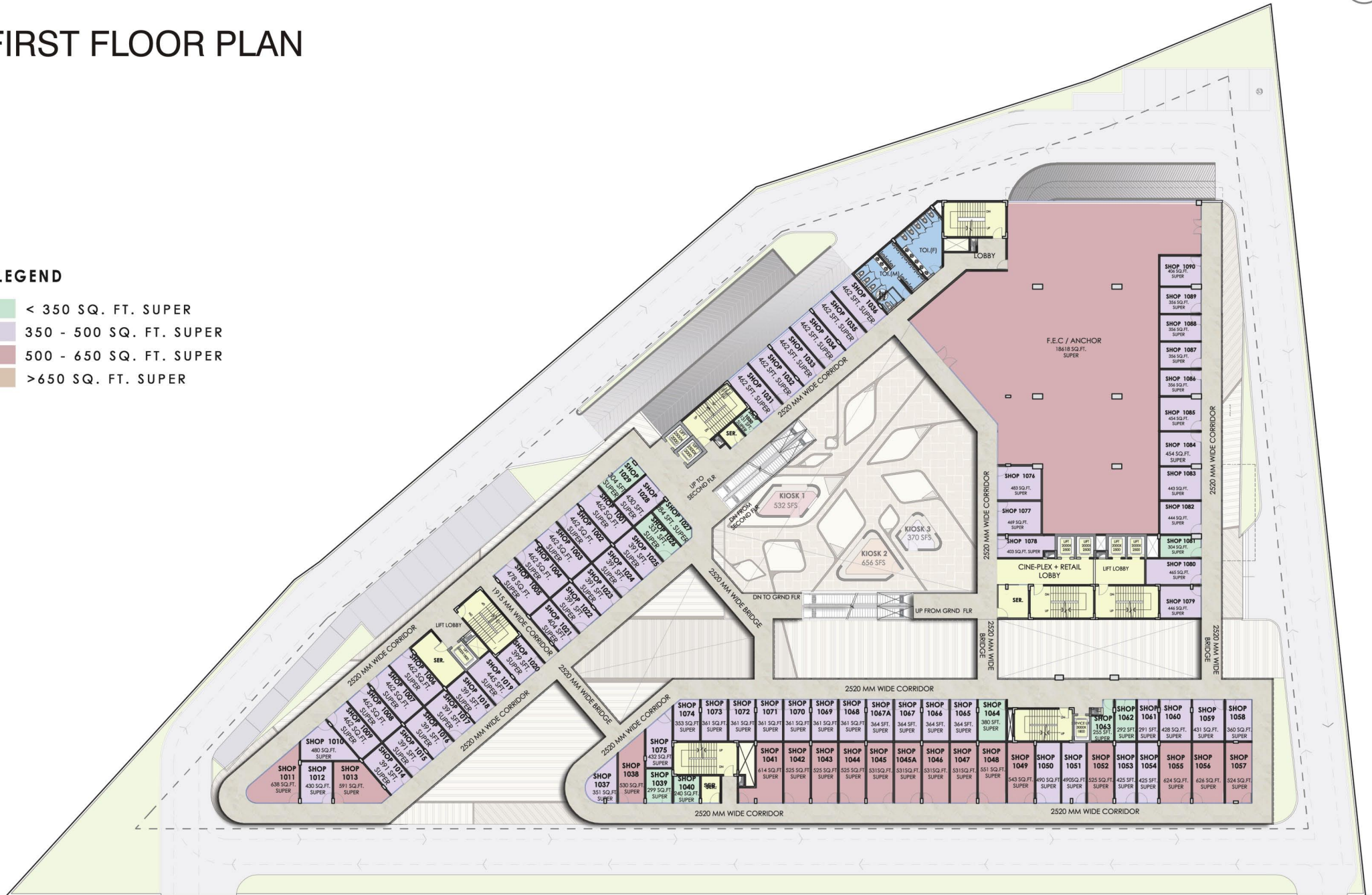




# FIRST FLOOR PLAN

## LEGEND

- < 350 SQ. FT. SUPER
- 350 - 500 SQ. FT. SUPER
- 500 - 650 SQ. FT. SUPER
- >650 SQ. FT. SUPER



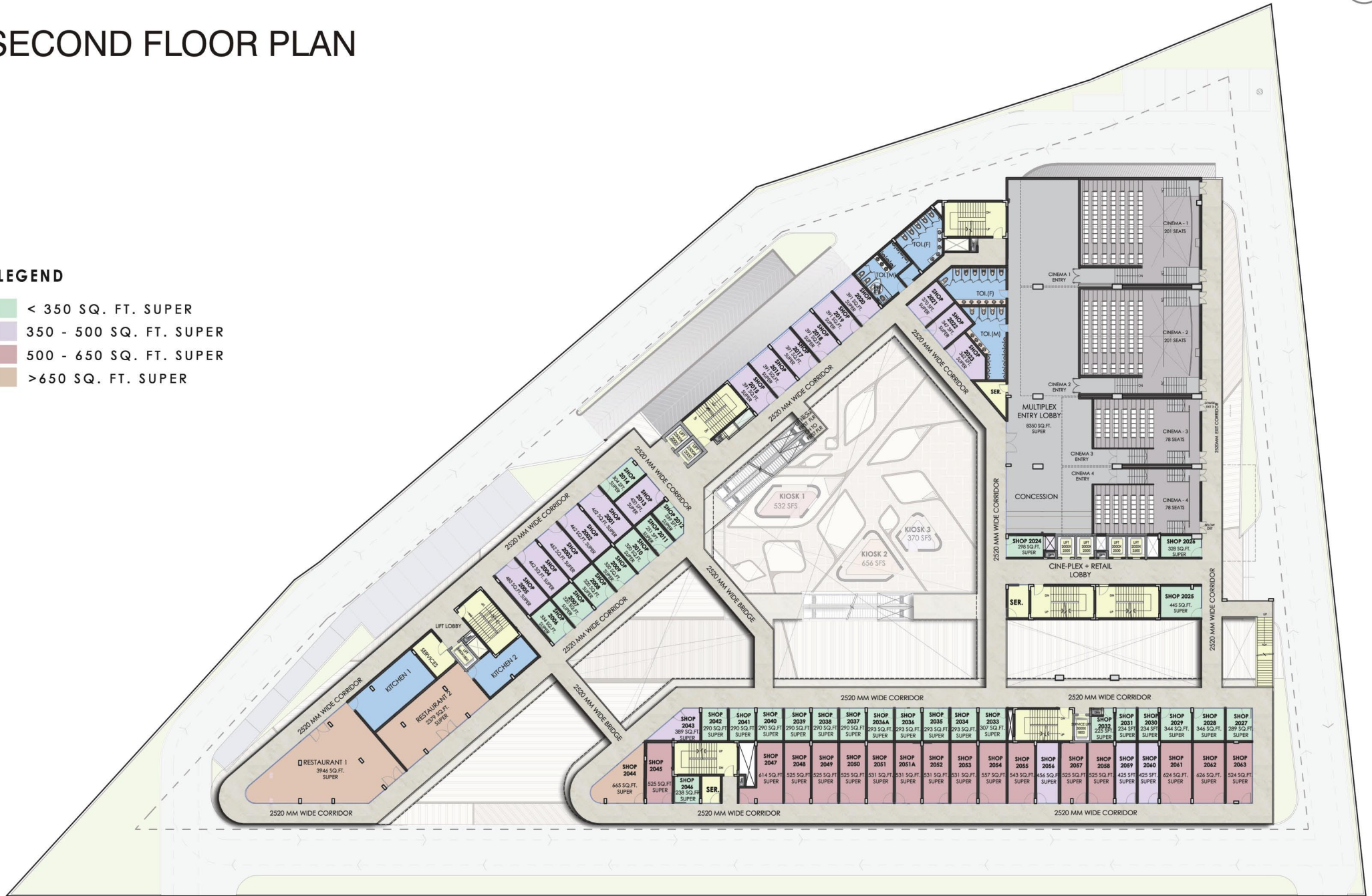




# SECOND FLOOR PLAN

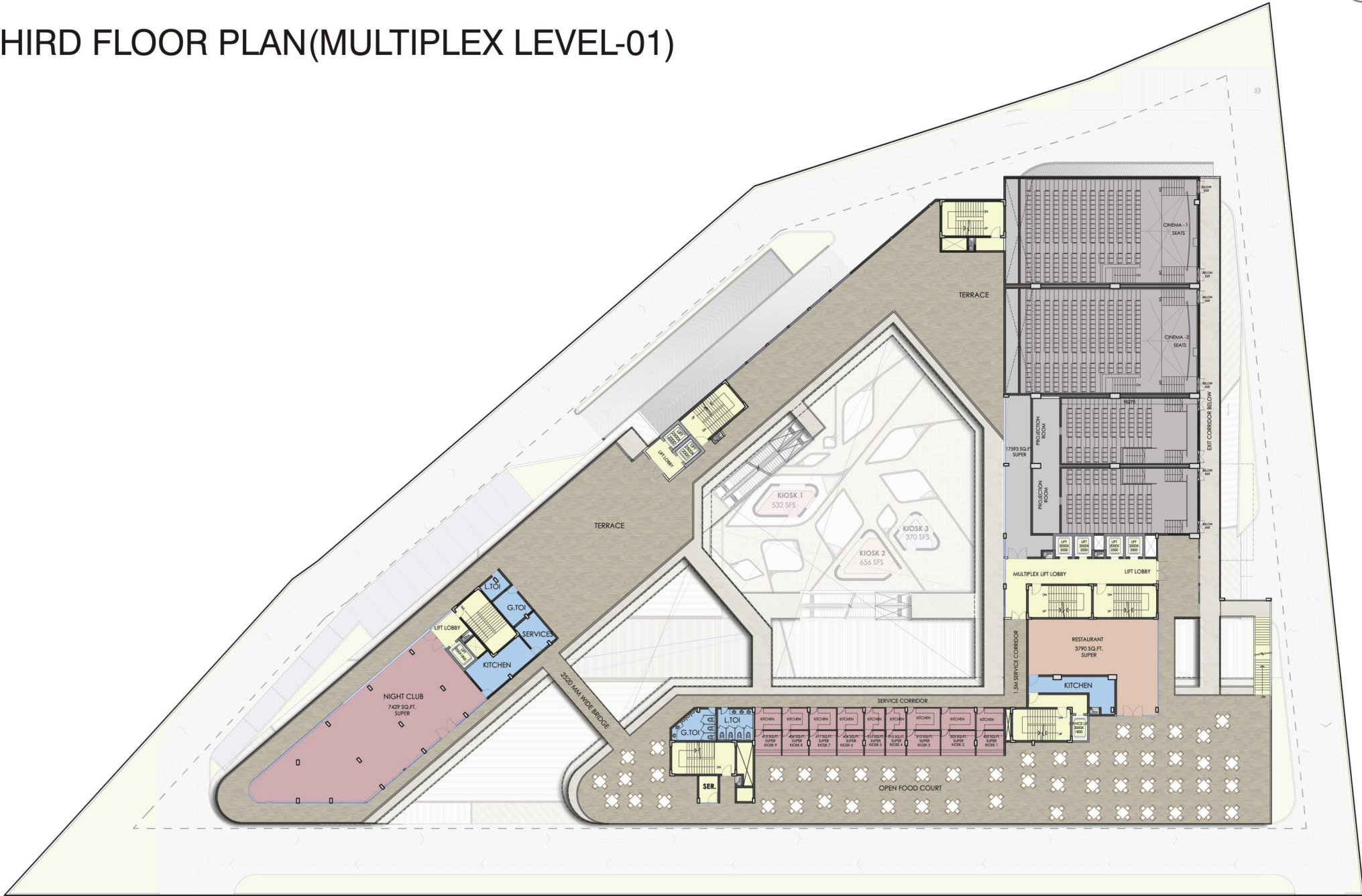
## LEGEND

- < 350 SQ. FT. SUPER
- 350 - 500 SQ. FT. SUPER
- 500 - 650 SQ. FT. SUPER
- >650 SQ. FT. SUPER



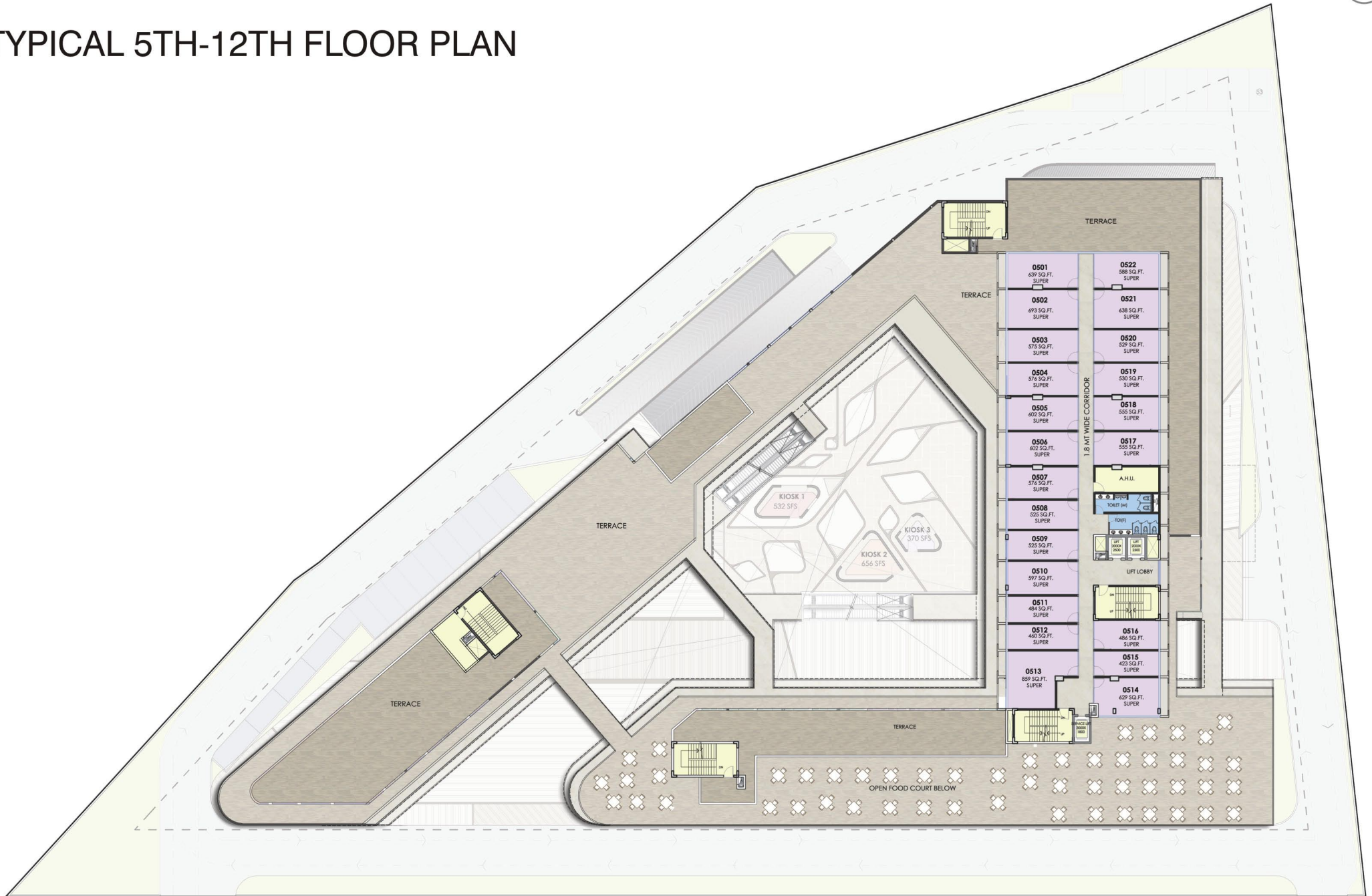


# THIRD FLOOR PLAN(MULTIPLEX LEVEL-01)



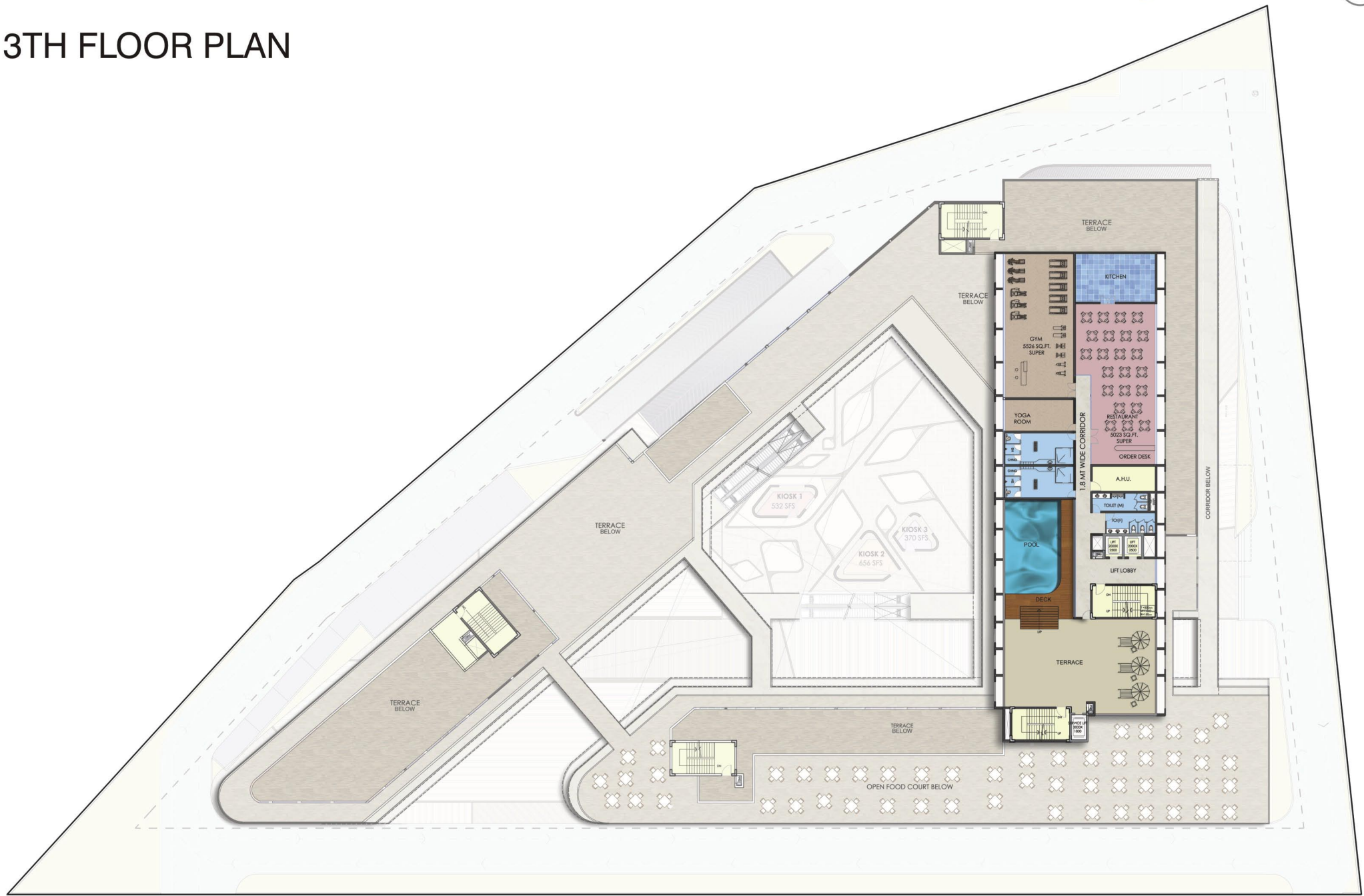


# TYPICAL 5TH-12TH FLOOR PLAN



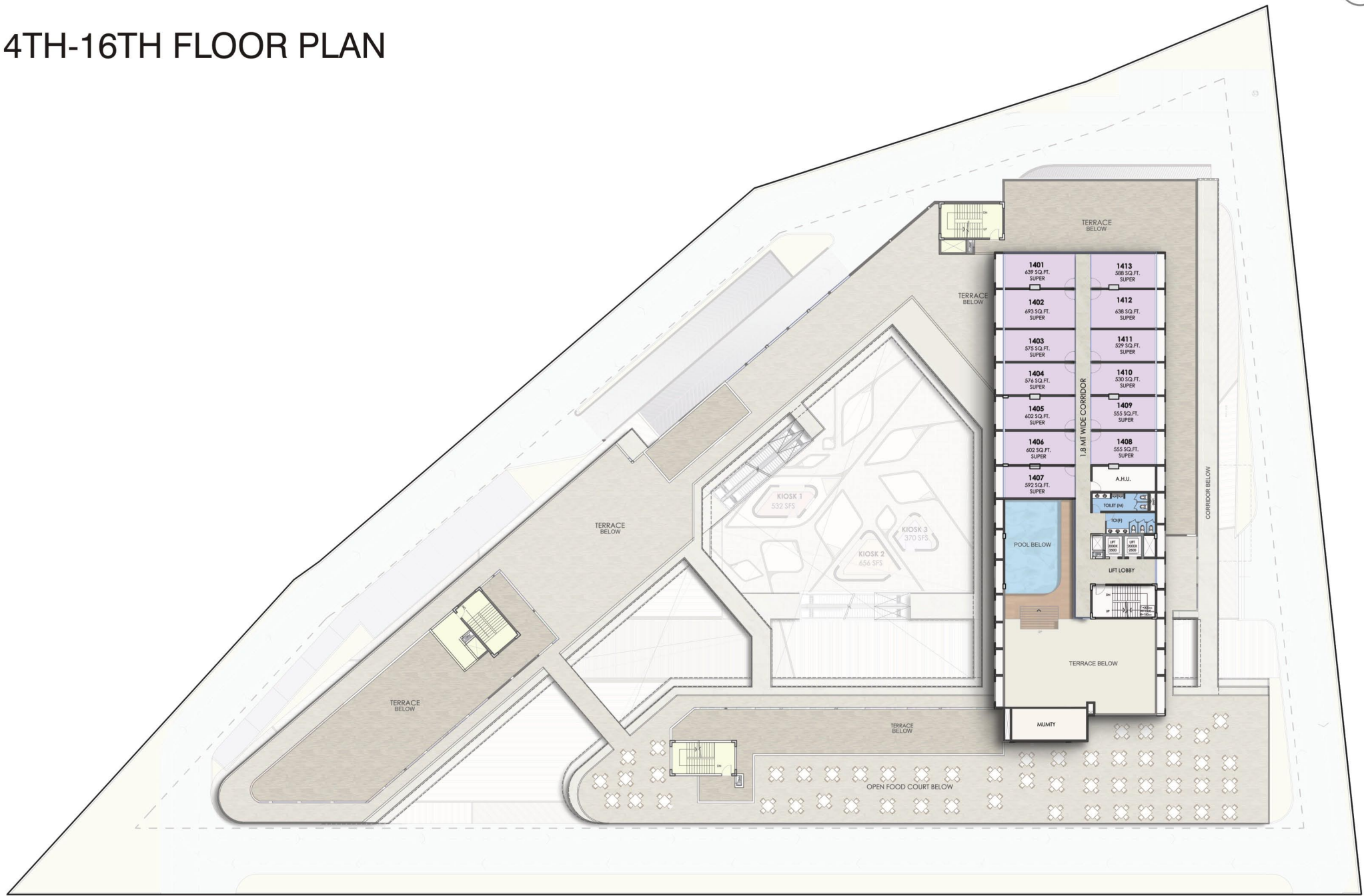


# 13TH FLOOR PLAN





# 14TH-16TH FLOOR PLAN



# price list

Effective From **01.08.2014**

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## BASIC SALE PRICE

FLOOR	BASIC SALE PRICE	INAUGURAL DISCOUNT
Ground Floor	INR 12,000/- per sq. ft.	As applicable
First Floor	INR 10,000/- per sq. ft.	As applicable
Second Floor	INR 8000/- per sq. ft.	As applicable
Third Floor	As applicable	As applicable
5th to 15th Floor	As applicable	As applicable

## PREFERENTIAL LOCATION CHARGES (PLC)

PLC (AS APPLICABLE)	GF	1st Floor	2nd Floor
Expressway Facing	10% OF BSP	7.5 % OF BSP	7.5% OF BSP
Corner PLC	7.5 % OF BSP	5% OF BSP	5% OF BSP
Atrium Facing	7.5 % OF BSP	5% OF BSP	5% OF BSP

## OTHER CHARGES (AS APPLICABLE)

Right to use covered car parking space (one mandatory above 400 sq. ft.)	INR 4,00,000/-
External Development Charges	As applicable
Internal Development Charges	As applicable

### NOTE:

- All payments shall be made in favour of "V S Realprojects (P) Ltd."
- The validity of above rates are at sole discretion of the Company and could change at any time without prior notice.
- Right to use covered car parking space, EDC, IDC and other charges shall be extra.
- Any upward revision in future by the Government in the EDC, IDC and other charges levied after the date of booking shall be paid by the customer only.
- Service tax and all other Government Taxes, Duty, Fee, Charges & Cesses etc. shall be extra.
- The above prices are for the bare shell unit/space and does not include the sinking fund, cost of electric and water fittings, fixtures, meter etc. as well as the charges for connection thereof.
- An additional Timely Payment Discount (TPD) @ 5% shall be extended on all installments of BSP paid on or before the due date apart from initial deposit of 10% of BSP.

# payment plan

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## BOOKING AMOUNT

PARTICULARS	AMOUNT
Ground Floor	INR 5,00,000/-
First Floor& Second Floor	INR 4,00,000/-

## DOWN PAYMENT PLAN (10% rebate on 95% of BSP)

At the Time of Booking	As mentioned above
Within 90 Days of Booking	95% of BSP (Less Booking Amount) + EDC + IDC + PLC + Right to use car Parking
On Offer of Possession	5% of BSP + Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges

## CONSTRUCTION LINKED PAYMENT PLAN

At the Time of booking	As mentioned above
Within 45 Days of Booking	10% of BSP(Less Booking amount)
Within 90 days from Booking	10% of BSP
On Commencement of Basement III Floor Slab	7.5% of BSP + 50% of EDC and IDC
On Commencement of Ground Floor Slab	7.5% of BSP + 50% of EDC and IDC
On Commencement of Third Floor Slab	7.5% of BSP + 50% of PLC (if any)
On Commencement of Sixth Floor Slab	7.5% of BSP + 50% of PLC (if any)
On Commencement of Ninth Floor Slab	7.5% of BSP + 50% of right to use Car Parking
On Commencement of Twelfth Floor Slab	7.5% of BSP + 50% of right to use Car Parking
On Commencement of Top Floor Slab	7.5 % of BSP
On Commencement of Façade Work	7.5 % of BSP
On Commencement of Electrical Work	7.5 % of BSP
On Commencement of Plumbing Work	7.5 % of BSP
On Offer of Possession	5% of BSP + Stamp Duty + Registration Charges + IFMS + Sinking Fund + All other additional charges