

larger than life



Luxury Condominiums from DLF

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LOCATION

- Strategically located in an exclusive and quiet corner of Phase V, DLF City
- Entry from 30m wide sector road, which further connects to 60m wide sector road, providing easy access to schools, shopping malls, medical facilities, restaurants, etc.

DESIGN AND SPECIFICATIONS

- Designed by renowned architectural firm, Architect – Hafeez Contractor
- Air-conditioned Main Entrance lobby
- Extensive use of Imported Marble and Wooden / Laminated flooring within the apartment
- Exclusive club with Party Room, Swimming Pool, Change Room and Gymnasium
- Low super area loading through efficient space planning resulting in more usable space for you and your family

SERVICES

- Assured power supply through 100% power back-up upto 10 KVA where you can run 4 ACs even during power failure
- Regular water supply through copper pipes (a unique feature) which are non corrosive and long lasting
- Water treatment plant to soften water
- Underground basement parking (2 car parking bays per apartment)

SALIENT FEATURES



SAFETY

- While Delhi and Gurgaon fall under Zone IV of IS Earthquake code, the structural design is as per Zone V of IS earthquake code, which is meant for highly vulnerable earthquake areas and is more stringent
- Fire detection and protection system with fire sprinklers
- Security through access cards for the residents for entry into the entrance lobby at the ground level and lift lobby in basement
- CCTV in basement and main entrance lobby for surveillance

ECO FRIENDLY

- Rain water harvesting system
- Sewage treatment plant
- Amidst open green landscaped and pollution free environment

NO HIDDEN EXTRAS

- Escalation free prices
- External development charges included in the price
- Luxury specifications at affordable price
- Rebate for early payments
- Timely delivery, construction linked payment plan with in-built penalty clause in case of delay in completion of the project



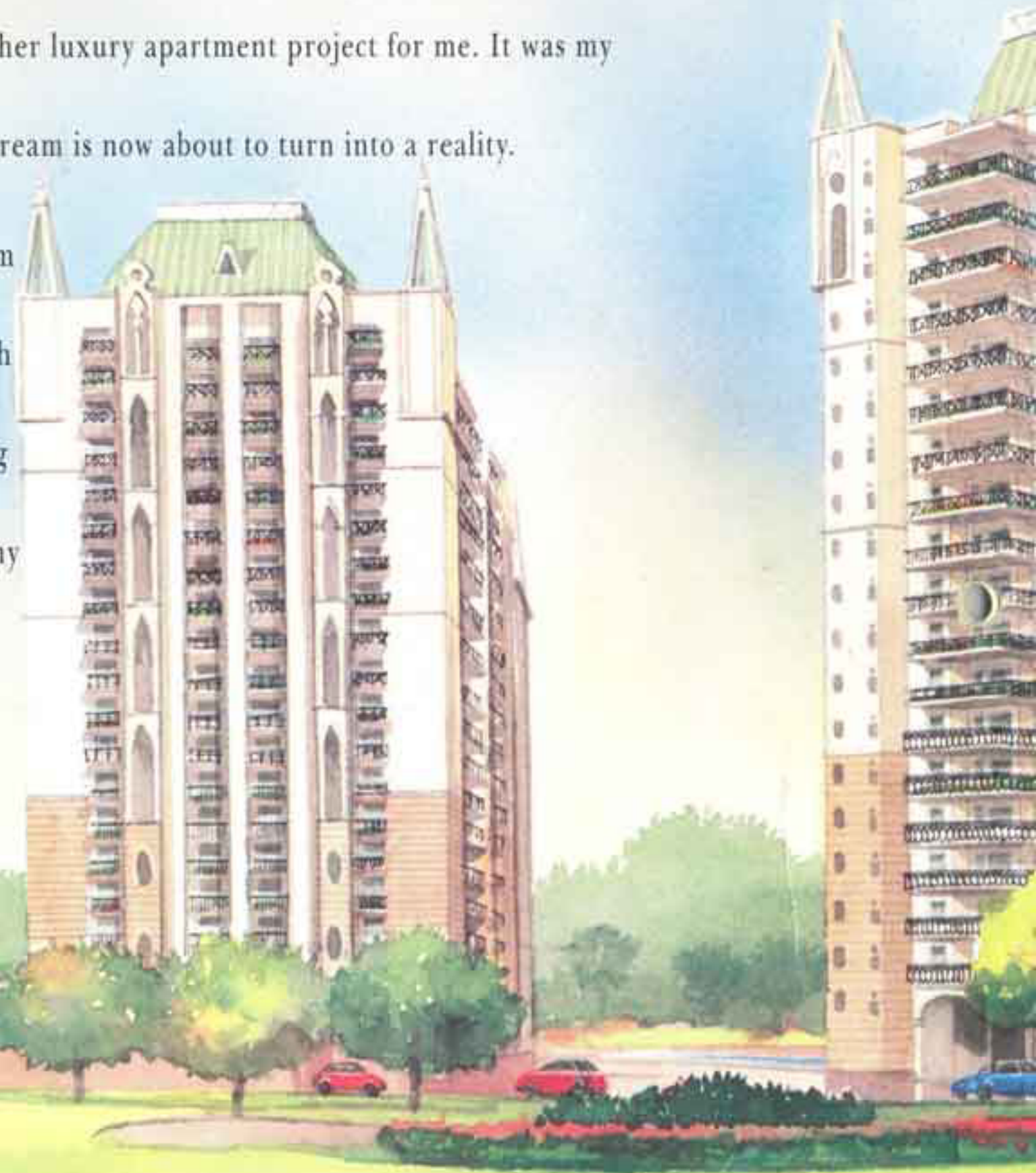
Westend Heights, luxury condominiums from DLF, give the luxury of 4 spacious bedrooms plus a S. Room and a host of amenities at affordable prices. Undoubtedly, this will be the most memorable decision of a lifetime.



"Finally, it'll be a dream come true.
For me as well."

When I conceptualised Westend Heights, it wasn't just another luxury apartment project for me. It was my long time dream to let the house interact with its owner. And this dream is now about to turn into a reality.

I have been able to infuse luxury in every inch of this dream project of mine. I have also given special attention to longevity both in terms of sheen and utility. One can find the same in the detailing and usage of materials like Copper Pipes, Imported Marble and many more. The architectural style and composition that I'm using here, will also set it apart from others.

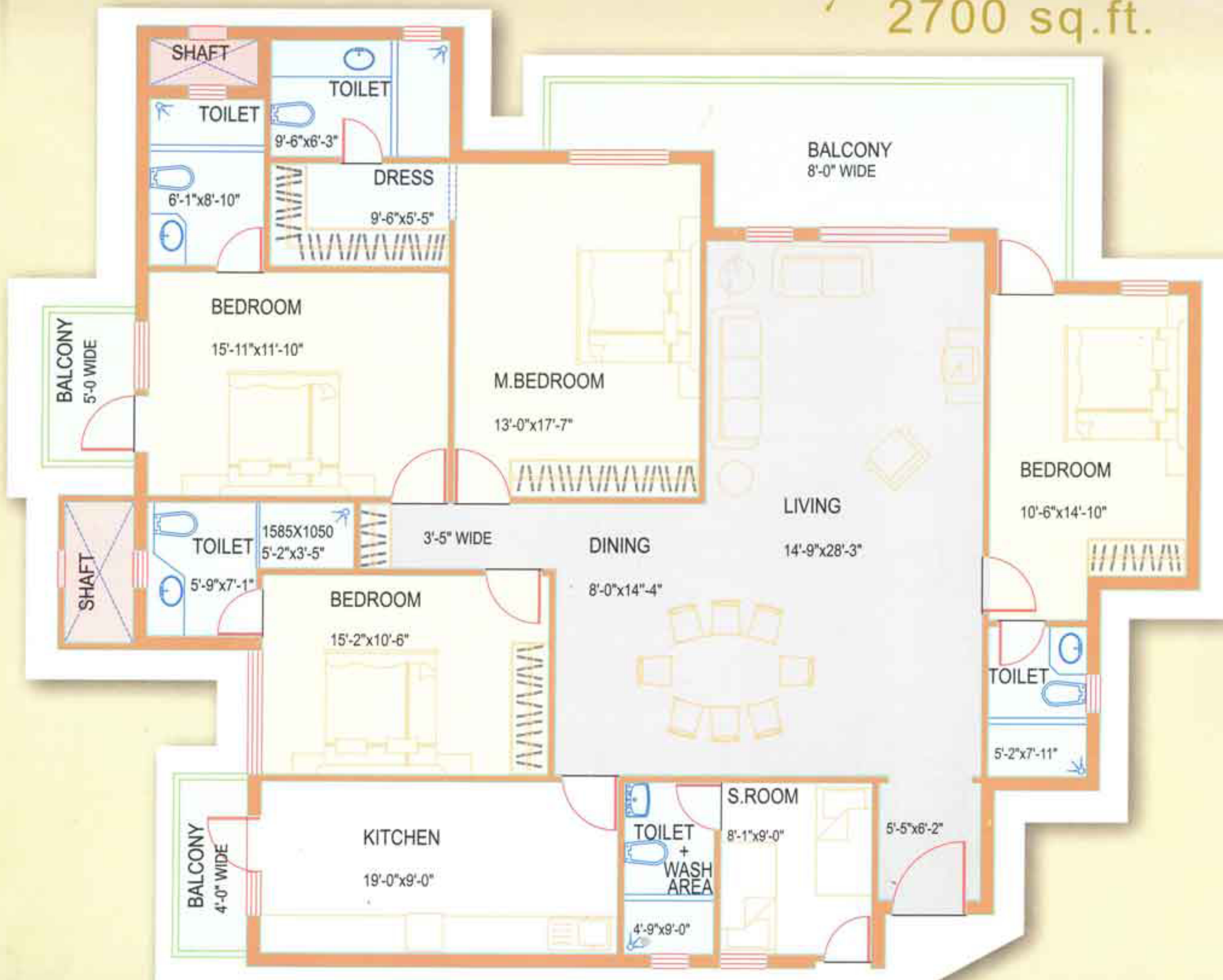


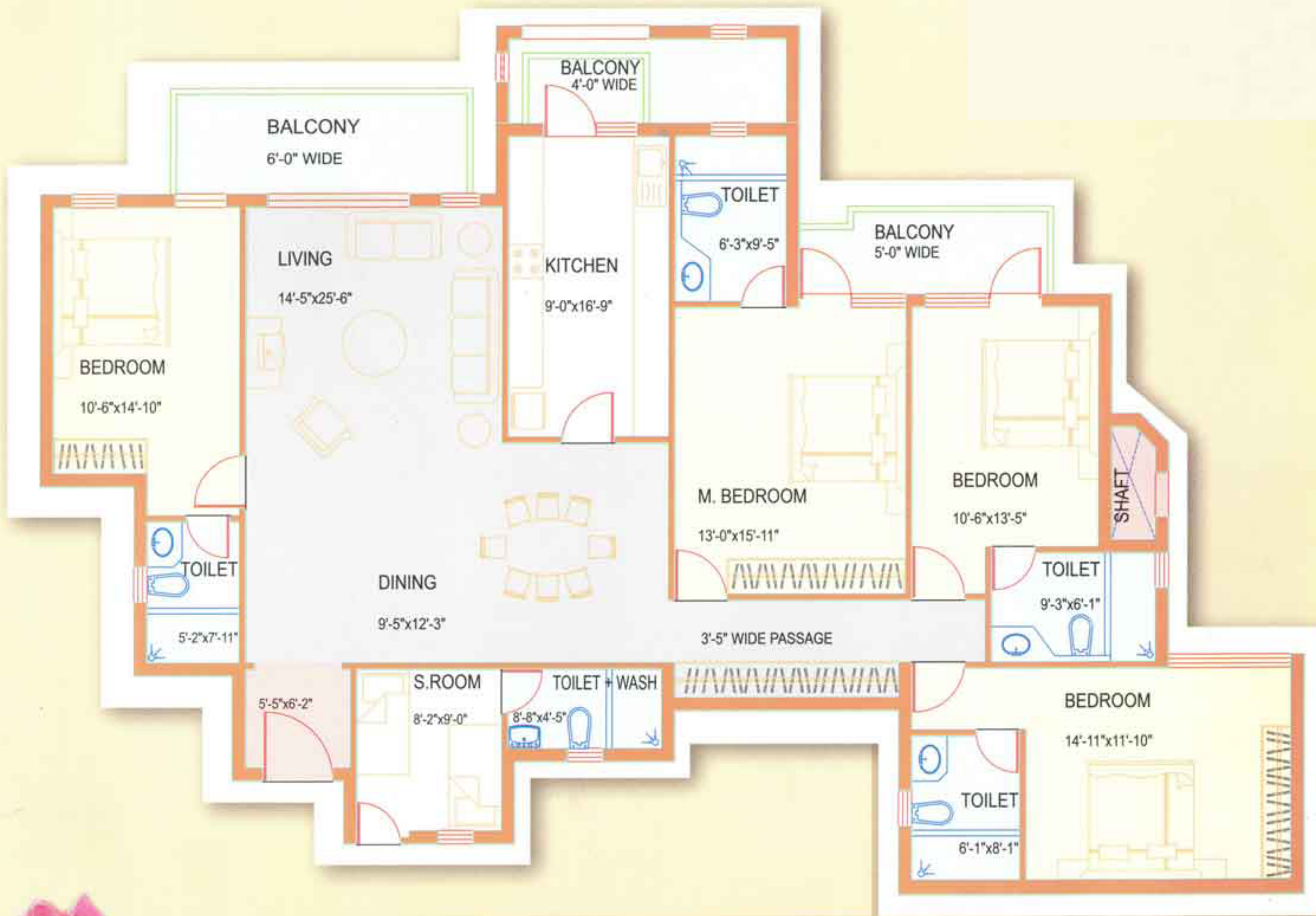




Royale

2700 sq.ft.



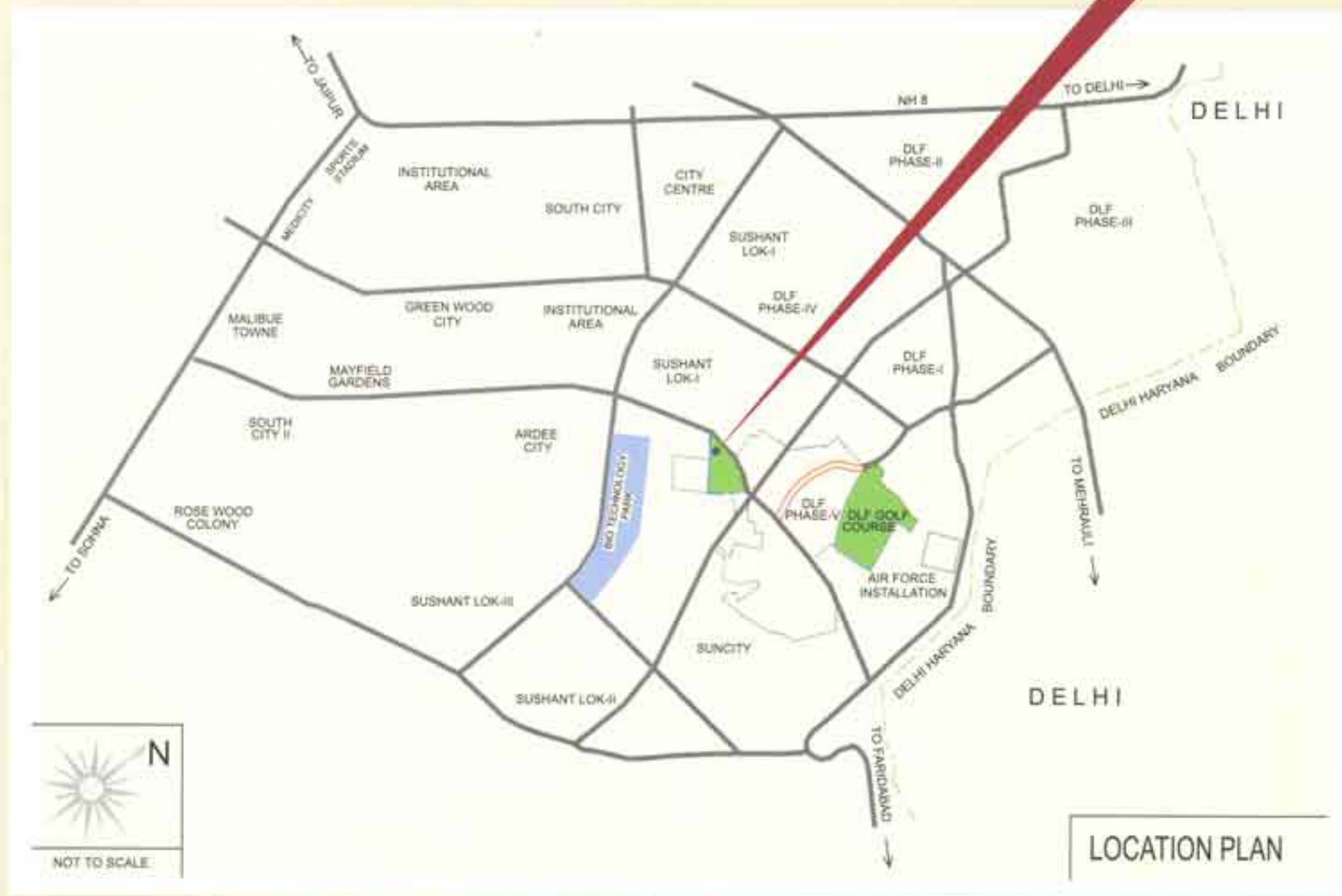


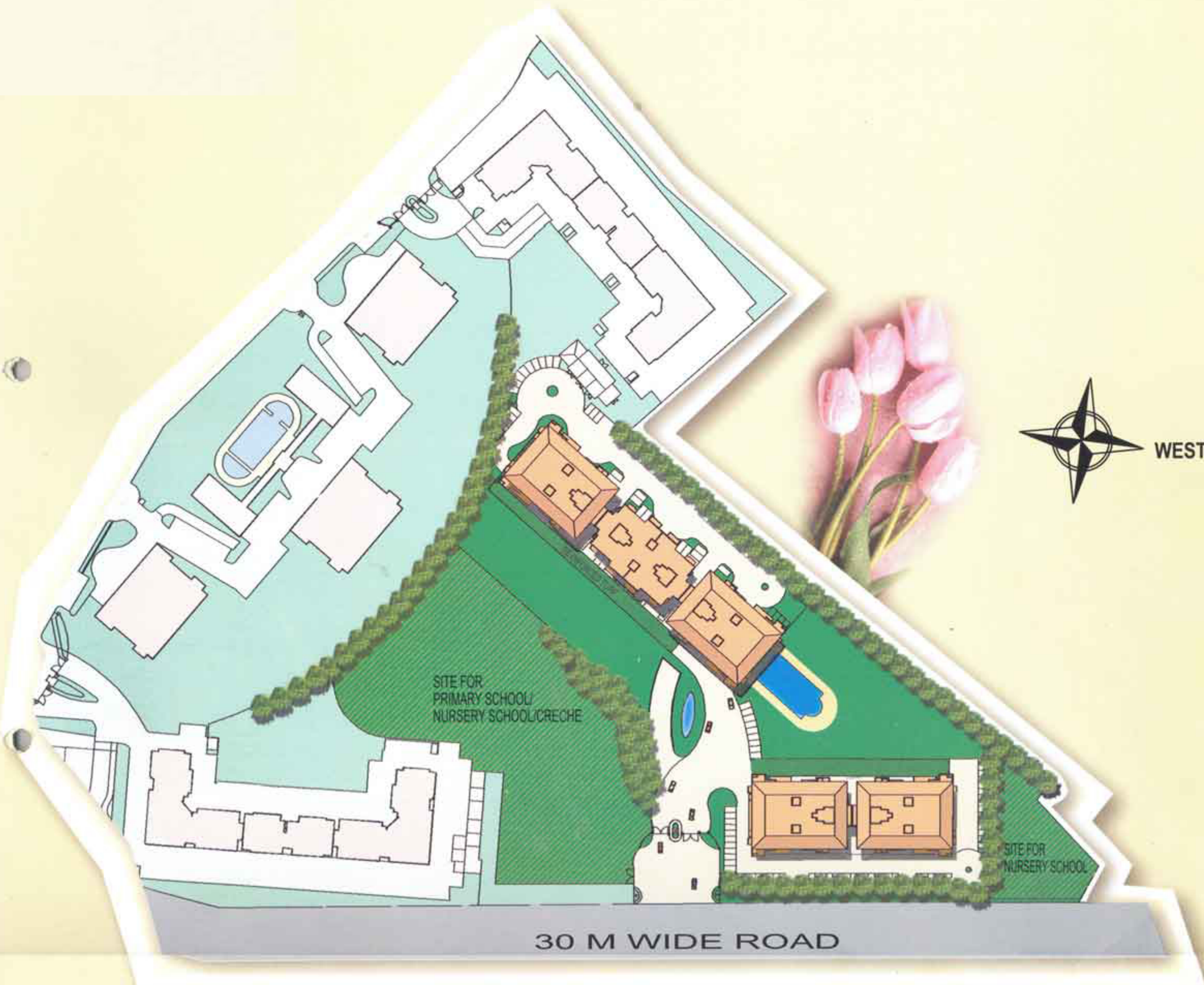
Regalia

2500 sq. ft.

1 mtr. = 3.281 ft.

Westend Heights





SITE MAP

SPECIFICATIONS



STRUCTURE

Designed for seismic consideration for ZONE V as per code IS 1893, Year 2002

FLOORS

Living / Dining / Passage / Lobby (within Apartment)	:	Imported Marble
All Bedrooms	:	Wooden Laminated Flooring with 2" High Standard Wooden Laminated Skirting
Kitchen & Toilet	:	Suitable combination of one or more of Indian Marble / Stone / Ceramic Tiles
Balconies	:	Terrazo
S. Room & S. Room Toilet	:	Terrazo

WALLS

Living / Dining / Bedrooms / Passage and Lobby (within apartment)	:	Acrylic Emulsion with Cornices as per design
Kitchen	:	Combination of Ceramic Tiles upto 2'-0" above the counter and Oil Bound Distemper
Toilet	:	Combination of Ceramic tiles upto 7'-0", Oil Bound Distemper and Mirror
Toilet - Shower Enclosure	:	Shower Curtain Rail with Shower Curtain
S. Room & S. Room Toilet	:	Combination of Ceramic Tiles and Oil Bound Distemper

FITTINGS & FIXTURES

Toilets & Kitchen	:	Jaquar make or equivalent superior quality Single Lever CP fittings Chinaware (Neycer / Parryware / Hindware or equivalent) Ess Ess make or equivalent Towel Rail / Ring Soap Dish, Toilet Paper Holder and Coat Hook in Toilets Stainless Steel Double Bowl, Single Drain Board, Kitchen Sink Exhaust Fan in Kitchen
S. Room & S. Room Toilet	:	Conventional C.P. fittings / White Chinaware
All Ceilings	:	Oil Bound Distemper
Counters for Toilets & Kitchen	:	Granite / Marble

DOORS & WINDOWS

Internal Door	:	Polished / Painted Hardwood frames with Polished / Painted Moulded Skin / Flush shutters
Entrance Door	:	Teak Veneered and Polished Shutter / Moulded Skin Door
External Doors & Windows	:	Powder Coated / Anodised Aluminium Glazings
Hardware	:	Brass Hardware except for S. Room & S. Room Toilet

ELECTRICALS

MK make or equivalent Modular Switches and Sockets, Copper Wiring (fittings like fans, light fixtures, geysers, appliances etc. not provided)
Back-up power of 10 KVA per apartment

Security System: Access cards for the residents for entry into the entrance lobby at ground level and lift lobby in basement
CCTV in basement & Main Entrance Lobby for surveillance

PLUMBING

Copper Piping for water supply
Sprinkler system for fire safety in all areas as per norms
Water softening plant
Sewage treatment plant

CLUB FACILITY

Party Room, Swimming Pool, Change Rooms and Gymnasium

-Brand and make are indicative and will be of equivalent make & quality as per availability at the time of execution

-Marble and Granite being natural materials have inherent characteristics of colour and grain variations

-All floor plans, layout plans and specifications are indicative and are subject to change as decided by the company or by a competent authority

-In the absence of availability of imported Laminated / Imported Marble flooring material, equivalent quality Indian substitutes will be used



PRICE LIST

SALE PRICE (UNDER 2-1/2 YEAR CONSTRUCTION LINKED PLAN)

▶ Regalia Apartment	: Rs. 1,800 per sq.ft.
▶ Royale Apartment	: Rs. 2,000 per sq.ft.

DOWN PAYMENT RATE (TAKING REBATE @ 8%)

▶ Regalia Apartment	: Rs. 1,656 per sq.ft.
▶ Royale Apartment	: Rs. 1,840 per sq.ft.

PREFERENTIAL LOCATION CHARGES

GF and First Floor	: Rs. 75 per sq.ft.
Second Floor	: Rs. 50 per sq.ft.
South facing or East facing	: Rs. 75 per sq.ft.

OTHER DETAILS

Interest Bearing Maintenance Security (IBMS)	: Rs. 50 per sq.ft.
Covered Parking (per bay)	: Rs. 2 lakhs

DOWN PAYMENT PLAN

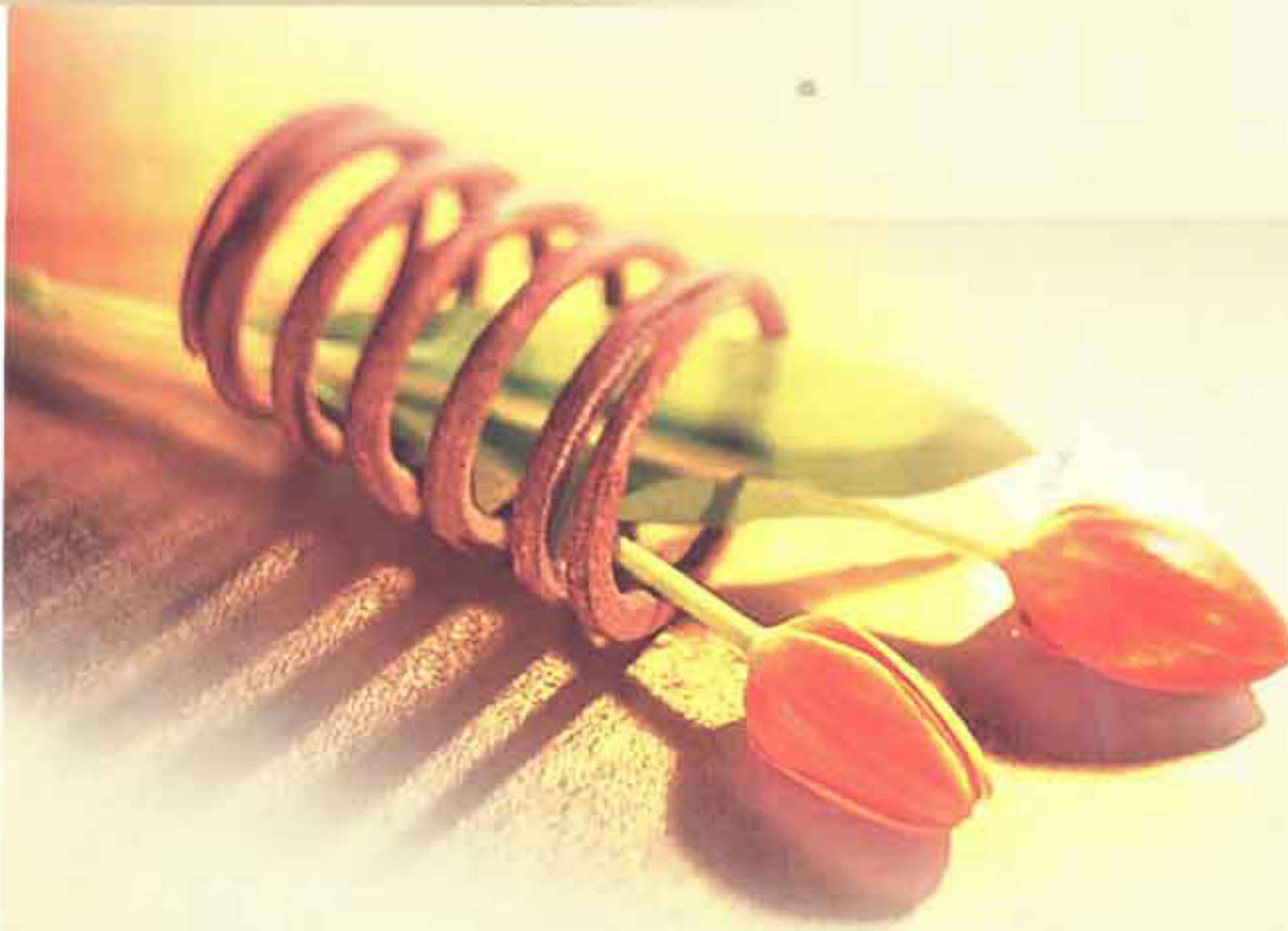
On application for booking	: 15% of sale price
Within 30 days of booking	: 74.5% of sale price+100% Parking+100% of PLC(see note 5)
On receipt of occupation certificate	: 2.5% of sale price+IBMS(see note 6)+Registration charges(see note 7)

CONSTRUCTION LINKED INSTALMENT PLAN

MONTHS	LINKED STAGES	PAYMENTS
0	On application for booking	: 15% of sale price
2	Within 2 months of booking	: 10% of sale price
6	On start of excavation / construction work*	: 10% of sale price
9	On start of excavation / construction work*	: 7.5% of sale price+50% of parking+50% of PLC (see note 5)
12	On start of excavation / construction work*	: 7.5% of sale price+50% of parking+50% of PLC (see note 5)
15	On completion of 8th floor slab*	: 10% of sale price
18	On completion of 8th floor slab*	: 10% of sale price
21	On completion of final roof slab*	: 10% of sale price
24	On completion of final roof slab*	: 10% of sale price
27	On application of occupation certificate	: 5% of sale price
•	On receipt of occupation certificate	: 5% of sale price+Registration charges (see note 7) +IBMS (see note 6)

* whichever is later





Notes:

1. The above price is inclusive of External Development Charges (EDC), pro-rated per apartment as applicable to this Group Housing site. In case of any upward revision thereof by the Govt. 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 the sole discretion of the company. No extra charges will be charged except for change, if any, on account of Fire Safety norms or upward revision of EDC (see note 1) as stipulated by the Govt. Agencies. 3. Down payment price is arrived at taking the rebate @8%. The rebate for early payments shall however be subject to change from time to time and is presently @9% per annum. 4. Each apartment would be provided with power back-up of 10 KVA approx. at no extra cost. 5. Two car parking along with an apartment is essential. This payment along with PLC payments shall be made in two equal instalments along with 9th and 12th month instalments in case of 2-1/2 year construction linked payment plan and 100% within 30 days of booking in case of down payment plan. 6. 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 of 31st March. 7. Registration and other related charges shall be payable along with the last instalment @13% approx. which is based on current prevailing rates. 8. The company would pay penalty to its customers @Rs.5 per sq.ft. per month for any delay in handing over the product beyond the committed period of 3 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. 9. Variety of housing loans with tenures of upto 15 years are available directly from financial institutions such as Citibank, HDFC etc. 10. Prices are w.e.f. 15th May, 2003. 11. Prices indicated above are subject to revision from time to time at the sole discretion of the company. 12. Price terms and 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 Apartments Buyer's Agreements.



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