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VATIKA TURNING POINT



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Marketing By : ABC Buildcon +91 8470930121



Overview & Location



✓Turning Point is a premium group housing complex which enjoys a prime location in Sector 88B, Gurgaon and within Vatika Express City.

✓It is closely located to the Dwarka Expressway (NH 8A) and is accessed from the expressway by a 24 m wide Sector road.

✓The site is a part of Vatika Express City (XPC) which is an integrated township with all the amenities such as education, healthcare, retail etc.

✓ It is surrounded by Low rise development all around creating opportunity for good views on all sides.





Overview & Location

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✓It also has the distinct advantage of a commercial/retail development right next to it

✓It also enjoys the benefit of being flanked by roads on 3 sides which lends an unparalleled advantage of vehicular connectivity from various directions.

✓Distances from important landmarks

Delhi/Dwarka – 12 kms.

IGI Airport (Terminal 3) – 14 kms.

Proposed ISBT & Metro station – 6.5 kms.

Sultanpur Bird Sanctuary – 15 kms.

Vatika India NXT – 3 kms.





Vatika Express City

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➤ Location Map:





Project Features

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- ✓ Part of 300 acre Vatika Express City, Gurgaon – An Integrated township
- ✓ Located on intersection of two major roads - the Dwarka Expressway (Now NH- 8A) & Pataudi Road
- ✓ Group Housing complex consisting of Mid and High-rise Towers located in Sector 88B, Gurgaon
- ✓ More that 80% open space with long continuous unhindered central greens
- ✓ A long continuous landscaped central green park forms the spine of the Housing with all blocks organized around it.





Project Features

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- ✓ While maximum apartments enjoy the park view, several apartments are arranged around the landscaped courtyards to enjoy panoramic views of the park.
- ✓ Clear segregation of vehicular and pedestrian zones for safety
- ✓ Sufficient car parking available in the basement with connectivity to each core.
- ✓ Contemporary Architecture with well designed indoor and outdoor spaces that assign an identity to the address
- ✓ Retail to address the daily needs of residents





Turning Point – The Club

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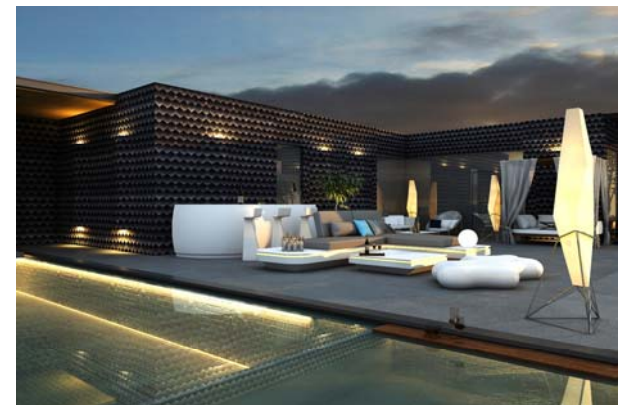
✓ TWO Elaborate Clubs :

Sports Club & Health Club with following facilities:

- a. Swimming pool (separate for adults and kids)
- b. Tennis ,Badminton courts & Gymnasium
- c. Indoor games like snooker, table tennis etc
- d. Well designed landscaped greens with nooks for outdoor activities like Kids play area & tot-lots

Social club with following facilities:

- a. Lounges, restaurant, cards play, area & Multipurpose hall for family get togethers





BSP

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Type	Area (Sq. Ft.)	BSP (Rs.)
2BHK	1150	5900000
3BHK	1450	7439130
3BHK+	1650	8465217
4BHK	1850	9491304
4BHK+	2150	11030435



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Payment Plan TLP/CLP (G+9)



At the time of Booking	Rs.400000 (3BHK & 3BHK+) & Rs.500000 (4BHK+)
Within 45 days from the date of booking	5% of BSP less booking amount
Within 90 days from the date of booking	10% of BSP
Within 180 days from the date of booking	5% of BSP
At the Start of Excavation of Tower	5% of BSP + 25% of EDC/IDC
Casting of 5th Floor Roof Slab	10% of BSP
Completion of Super Structure	10% of BSP + 25% of EDC/IDC
On Start of flooring work inside the unit	10% of BSP
On Installation of Lift	15% of BSP + 25% of EDC/IDC
On offer of Possession	30% of BSP + 25% of EDC/IDC + 100% of (PLC + Car Park + IFMS + Club Membership + Electricity Meter Charges + Piped Gas Supply Charges + STP Charges) + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)

Other Charges

EDC/IDC: As applicable

1PLC-Rs.100/-, 2PLCs-Rs.150/-, 3PLCs-Rs.200/- & 4PLCs-Rs.300

One Car Park - Rs.300000/-

IFMSD: As applicable

Club Membership Charges: Rs 75000

* Electric Meter Charges : Rs. 25000

* Gas Pipeline Charges : Rs. 15000

* STP : Rs. 5 psf

* **Charges are indicative and are subject to change at the time of possession**



Payment Plan TLP/CLP (G+35)

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At the time of Booking	Rs.300000 (2BHK), Rs.400000 (3BHK) & Rs.500000 (4BHK & 4BHK+)
Within 45 days from the date of booking	5% of BSP less booking amount
Within 90 days from the date of booking	10% of BSP
Within 180 days from the date of booking	5% of BSP
At the Start of Excavation of Tower	5% of BSP + 25% of EDC/IDC
Casting of 9th Floor Roof Slab	10% of BSP
Casting of 18th Floor Roof Slab	10% of BSP + 25% of EDC/IDC
Casting of 27th Floor Roof Slab	10% of BSP
On Completion of Super Structure	10% of BSP
On Start of flooring work inside the unit	10% of BSP
On Installation of Lift	5% of BSP + 25% of EDC/IDC
On offer of Possession	20% of BSP + 25% of EDC/IDC + 100% of (PLC + Car Park + IFMS + Club Membership + Electricity Meter Charges + Piped Gas Supply Charges + STP Charges) + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)

Other Charges

EDC/IDC: As applicable

1PLC-Rs.100/-, 2PLCs-Rs.150/-, 3PLCs-Rs.200/- & 4PLCs-Rs.300

One Car Park - Rs.300000/-

Club Membership - Rs.75000/-

IFMSD: As applicable

* Electric Meter Charges : Rs. 25000

* Gas Pipeline Charges : Rs. 15000

* STP : Rs. 5 psf

* Charges are indicative and are subject to change at the time of possession



Easy Salary Plan (G+35)



Milestones	2BHK	3BHK	4BHK	4BHK+
At the time of booking	300000	400000	500000	500000
Within 45 days from the date of booking	5% of BSP less booking amount	5% of BSP less booking amount	5% of BSP less booking amount	5% of BSP less booking amount
Within 90 days from the date of booking	10% of BSP	10% of BSP	10% of BSP	10% of BSP
Within 180 days from the date of booking	5% of BSP	5% of BSP	5% of BSP	5% of BSP
9th Months - 19th Months (ECS Per Moth)	45000 PM	55000 PM	75000 PM	85000 PM
20 Months or 10th Floor Roof Slab is Cast*	450000	550000	750000	850000
21th Months - 31th Months (ECS Per Moth)	45000 PM	55000 PM	75000 PM	85000 PM
32 Months or 15th Floor Roof Slab is Cast*	450000	550000	750000	850000
33rd Months - 43rd Months (ECS Per Moth)	45000 PM	55000 PM	75000 PM	85000 PM
44 Months Or Super Structure of Tower*	450000	550000	750000	850000
45th Months - 48th Months (ECS Per Moth)	45000 PM	55000 PM	75000 PM	85000 PM
On Offer of Possession	Rs.1705000 + 100% of (PLC + EDC/IDC + Car Park + IFMS + Club Membership + Electricity Meter Charges + Piped Gas Supply Charges + STP Charges) + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)	Rs.2266304 + 100% of (PLC + EDC/IDC + Car Park + IFMS + Club Membership + Electricity Meter Charges + Piped Gas Supply Charges + STP Charges) + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)	Rs.2568043 + 100% of (PLC + EDC/IDC + Car Park + IFMS + Club Membership + Electricity Meter Charges + Piped Gas Supply Charges + STP Charges) + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)	Rs.3129348 + 100% of (PLC + EDC/IDC + Car Park + IFMS + Club Membership + Electricity Meter Charges + Piped Gas Supply Charges + STP Charges) + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)



THANK YOU