



EDEN HEIGHTS

TAKING LIFE TO PERFECTION



SOHNA ROAD, SECTOR - 70, GURGAON



Here are people who move on with life.

Go where it takes them.

For good. Or otherwise.

Then there are those who move up in life.

So that they can leave compromises way below.

And be where imperfection doesn't dare.

Because perfection is designed by none other than nature herself.

Come embrace the heights.

Move up.





As an emerging economic superpower, India today is throwing open huge opportunities in various developmental areas including infrastructure and construction. Visionaries like Shri K.L.Gupta, who is also the central pillar of GPL, were early to foresee them and concert their efforts to cash on them. He along with Mr. Sandeep Gupta formed GPL and in no time emerged as crucial players in real estate, construction, hospitality and project management. Shri K.L.Gupta is backed up by more than forty years of experience in the business of construction and real estate and has been behind a number of high-rise residential apartments, corporate offices, hotels and shopping malls across India.

GPL is committed towards transforming the master plan vision into exclusive homes, spaces and environments. For us at GPL every project is for a lifetime. That's why GPL believes in

maintaining relationship with every customer, partner and business associate by way of ever-accessible professional support. Driven by a strong belief for constant improvement and global quality standards in construction GPL is ready for an exponential growth.





EDEN HEIGHTS

Evening twilight view

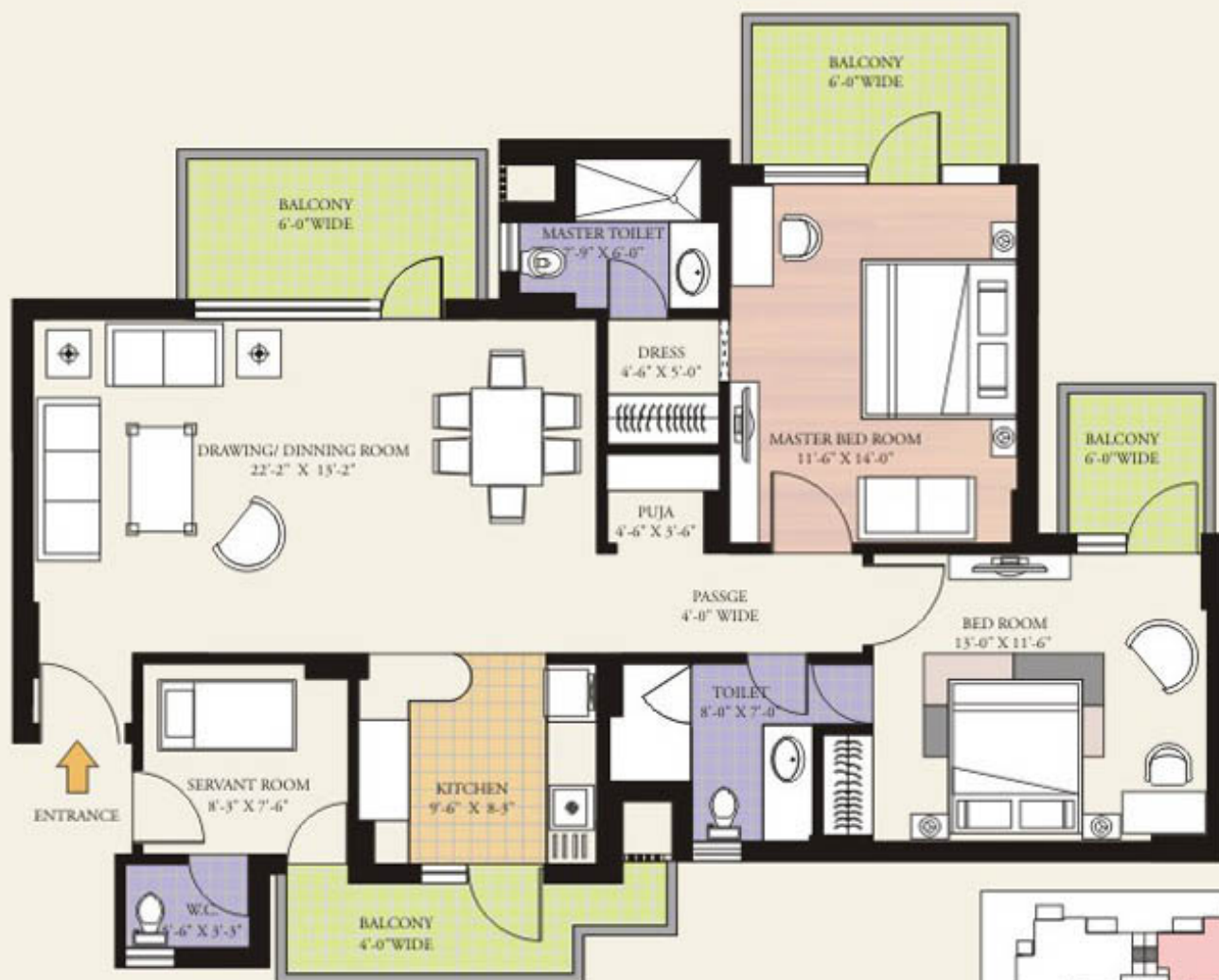




GURGAON GROUP HOUSING, GURGAON



TWO BEDROOM + SERVANT

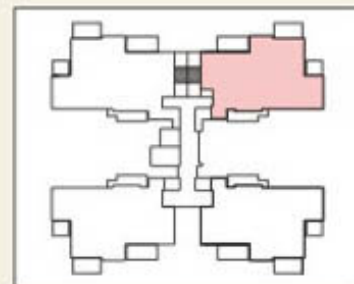


TOWER 4 & 5

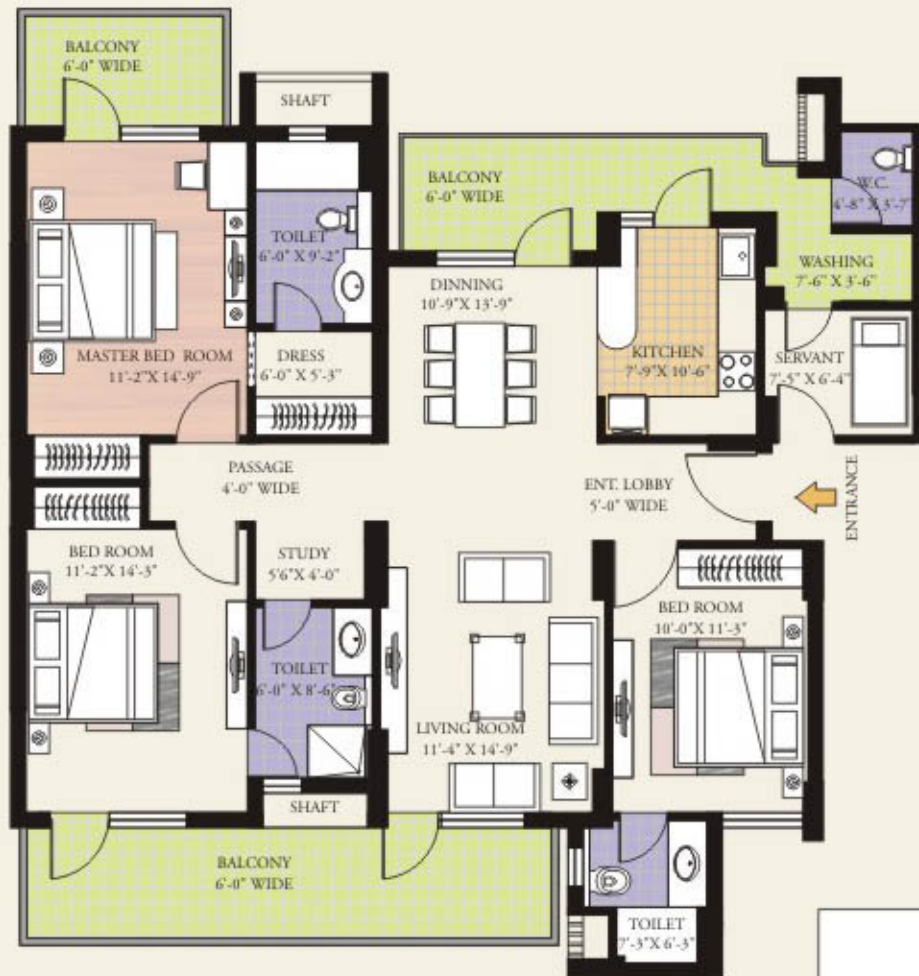
Super Area: 1510 Sq. ft. (1sq. meter = 10.764 sq. feet and 1 meter = 3.281 feet)

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to changes as decided by the company.

KEY PLAN



THREE BEDROOM + SERVANT

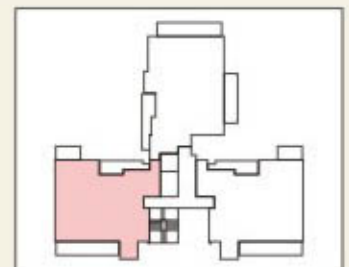


TOWER 2,3 6,7,8 & 9

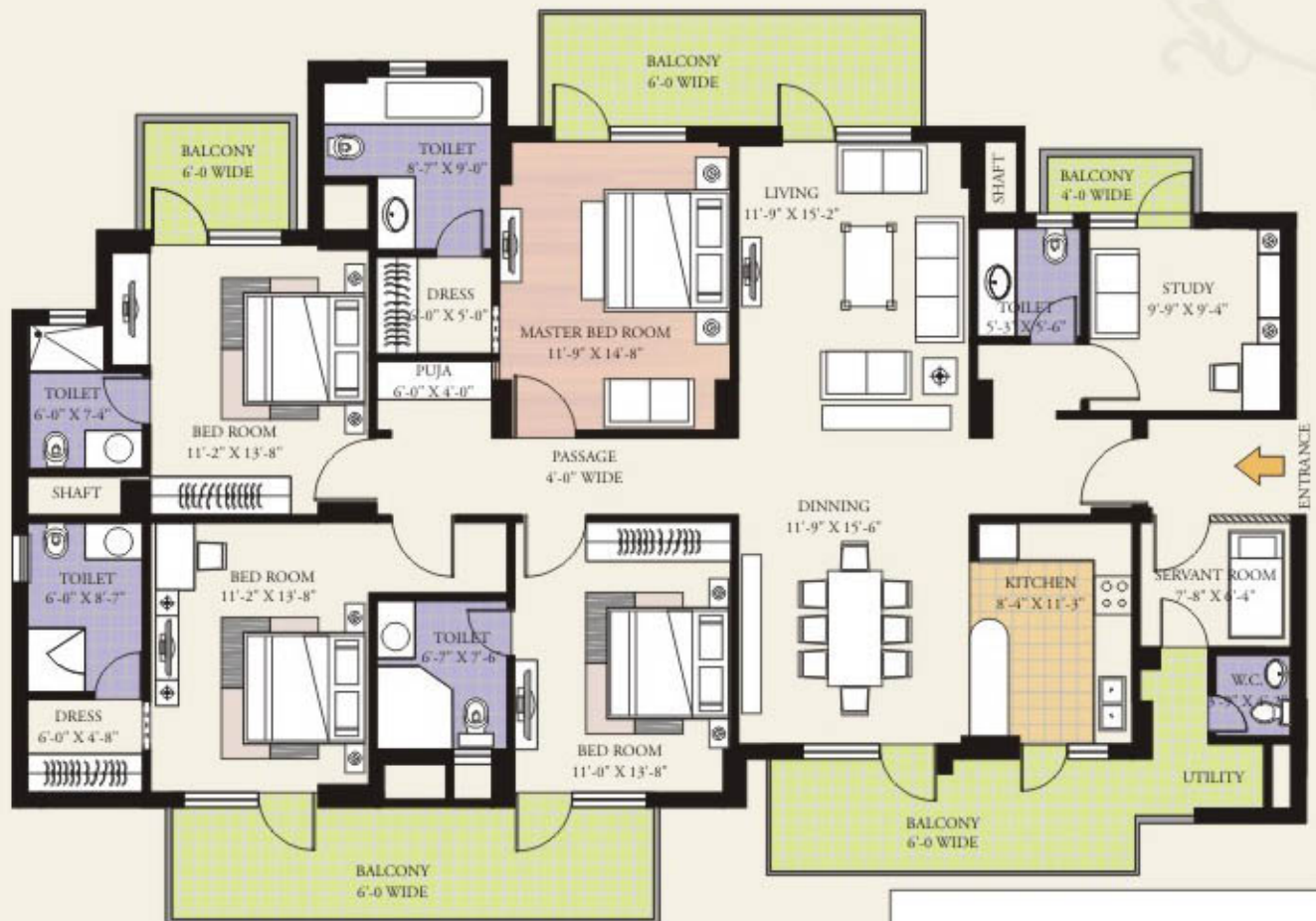
Super Area: 2150 Sq. ft (1sq. meter = 10.764 sq. feet and 1 meter = 3.281 feet)

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KEY PLAN



F OUR BEDROOM + SERVANT

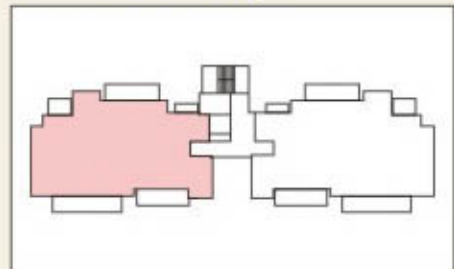


TOWER -1

Super Area: 2845 Sq. ft (1sq. meter = 10.764 sq. feet and 1 meter = 3.281 feet)

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KEY PLAN



SPECIFICATIONS

SPACE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	FIXTURES/FITTINGS
LIVING / DINING / LOBBY / PASSAGE	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Fans, Tube Lights
MASTER BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Fans, Tube Lights
BEDROOM	Vitrified Tiles / Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Fans, Decorative Lights
KITCHEN	Anti Skid Ceramic Tiles	Ceramic Tiles up to 2' above counter and Oil Bound Distemper in the Balance Area	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Modular Kitchen, Chimney, Hob, Granite/Marble Counter top with S.S. Sink Single Bowl, C.P. Fittings, Exhaust Fan, Individual R.O. Machine, Provision for Piped Gas Supply
TOILET	Ceramic Tiles	Ceramic Tiles up to 7' rest Painted	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Granite/Marble Counters, White / Pastel Sanitary Fixtures, C.P. Fittings and Provision for Hot & Cold Water Supply, Exhaust Fan
BALCONY/TERRACE	Anti Skid Ceramic Tiles	Exterior Paint	Exterior Paint		UPVC / Powder Coated / Anodised Aluminium	
SERVANT ROOM	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	
SERVANT TOILET	Ceramic Tiles	Ceramic Tiles up to 7' rest Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Conventional Fillings and Indian W.C.
LIFT LOBBY	Combination of one or more of Indian Marble / Granite / Vitrified Tiles / Terrazzo / Stone Tile		Oil Bound Distemper			
SECURITY SYSTEM	CCTV for Basement and Entrance Lobby at Ground Floor, 3 Tier 24x7 Security					
ELECTRICAL WORK	Electrical work with copper wires in concealed PVC conduits, Provision shall be made for Sufficient Lighting & Power Points, Switches & Sockets, Telephones & TV points in each Bedroom, Drawing / Dining Room.					
SPECIAL FEATURES	Health Club • Swimming Pool • Gymnasium • Table Tennis • Tennis Court					
FACILITIES	24 Hours Power Backup					
GREEN AREA	Ornamental Park • Spiral Mound • Water-play • Flowering Plants • Jogging and Walking Tracks					
BUILDING	Fire Fighting System • Sufficient Car Parking Facility • Earthquake Resistant RCC Framed Construction					

Note: All floor plans, Layout and Specifications are purely conceptual / Indicative and not legal offering. The competent authority / promoter / architect reserve the right to add or delete or change any detail / specification / layout / elevation mentioned, if so warranted.
All images and pictures are artistic impressions only.

PRICE LIST

ACCOMMODATION	SUPER AREA (APPROX.)	BASIC SALE PRICE (Per Sq. Ft.)
2 B/R, DRAWING, DINING, KITCHEN+SERVANT ROOM	1510 Sq. Ft. (Approx.)	As per current rate
3 B/R, DRAWING, DINING, KITCHEN+SERVANT ROOM	2150 Sq. Ft. (Approx.)	As per current rate
3 B/R, DRAWING, DINING, KITCHEN+SERVANT ROOM	2190 Sq. Ft. (Approx.)	As per current rate
4 B/R, DRAWING, DINING, KITCHEN+SERVANT+STUDYROOM	2845 Sq. Ft. (Approx.)	As per current rate

CAR PARKING CHARGES	
COVERED CAR PARKING (Mandatory)	Rs. 2,00,000/-
OPEN CAR PARKING (Optional)	Rs. 1,00,000/-

1 COVERED CAR PARKING MANDATORY WITH 2/3 B/R APARTMENTS

2 COVERED CAR PARKING MANDATORY WITH 4 B/R APARTMENTS

CLUB MEMBERSHIP
Rs. 50,000/-

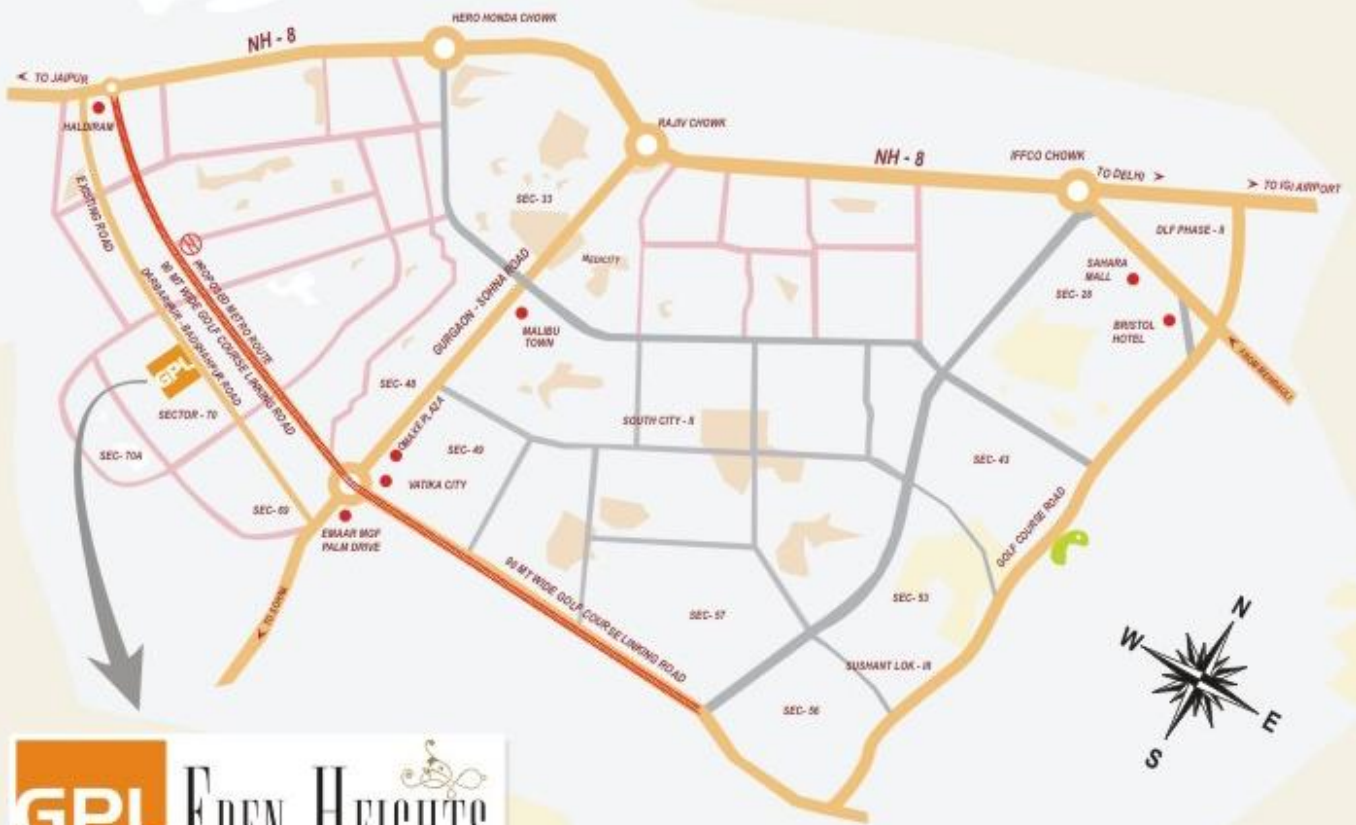
- Note: 1. Cheque/Bank Draft to be issued in favour of "GUPTA PROMOTERS PVT. LTD." payable at New Delhi only.
2. The terms & conditions of sale would be as per 'Application Form/Flat Buyer Agreement'.
3. The prices are subject to change without prior notice. Registration at the sole discretion of the company.
4. EDC, IDC, Stamp Duty/Registration Charges / PLC and any other Charges/levies would be charged extra, as applicable.

PAYMENT PLAN

PLAN-A : Down Payment Plan Rebate 5% on Basic Sale Price	
At the time of Registration	10% of BSP
Within 45 days of Registration	85% of BSP + EDC + IDC + Parking + 50% of CMRC
On Final Notice of Possession	5% of BSP + 50% of CMRC + IFMS + Stamp duty charges (And other charges as applicable)

PLAN-B : Construction Linked Payment Plan	
At the time of Registration	10% of BSP
Within 45 days of Registration	10% of BSP
On start of Excavation	10% of BSP + 25% of PLC + 50% of EDC & IDC
On casting of Basement raft	10% of BSP + 25% of PLC + 50% of Parking + 50% of EDC & IDC
On casting of Ground floor	10% of BSP + 25% of PLC + 50% of Parking + 50% of CMRC
On casting of Second floor	10% of BSP + 25% of PLC
On casting of Fourth floor	5% of BSP
On casting of Sixth floor	5% of BSP
On casting of Eighth floor	5% of BSP
On casting of Tenth floor	5% of BSP
On casting of Twelve floor	5% of BSP
On casting of Fourteen floor	5% of BSP
On casting of Sixteen floor	5% of BSP
On final notice of Possession	5% of BSP + 50% of CMRC + IFMS + Stamp duty charges and other charges as applicable.

- BSP – Basic Sale Price
- EDC – External Development Charges
- IDC – Infrastructure Development Charges
- PLC – Preferential Location Charges
- CMRC – Club Membership Registration Charges
- IFMS – Interest Free Maintenance Security Deposit



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