



Aapka Apna Ghar @
aravali hills.com

NAREDCO
National Real Estate Development Council

Decide with confidence, We are NAREDCO Certified...



✓ Project Status

✓ Phase-1 Completed | Immediate Possession

✓ Home Loan

✓ Upto 85% from all leading Banks

✓ Location

- ✓ Located in Sector-82, Just across the 6-Lane BPTP Bridge
- ✓ 500 Mtrs from fully developed Posh Sector-14
- ✓ Direct 6-Lane Express Road from Badarpur Border
- ✓ Direct 6-Lane connectivity with NH-2
- ✓ Proposed Metros Station just 3.0 Kms
- ✓ Distance From Key Facilities Hospital – 3 km | Airport – 38 km | Railway Station – 5 km | Schools – 2 km | City Center – 2 km
- ✓ Distance From Key Business Hubs
Nehru Place – 22 km | Ashram – 22 km | Gurgaon – 32 km | Noida – 22 km | Connaught Place – 32 km

✓ Infrastructure

- ✓ High Rise Apartments with Express Lifts
- ✓ Earthquake Resistant RCC Framed Structure
- ✓ Convenient Shopping Centre inside the Complex

✓ Eco Friendly Green Environment

- ✓ Fountains | Water bodies in the green areas
- ✓ Kids theme parks | Jogging and walking tracks

✓ Club House

- ✓ Club House with Swimming Pool | Gymnasium | Jacuzzi | Steam Room
Squash Court | Tennis Court | Television Lounge | Business Center

✓ Facilities 24X7

- ✓ State-of-the-Art Security System | Power Backup | Water Supply

✓ Faridabad Connectivity by 2010

- ✓ Badarpur Flyover under Construction | NHAI has started Process of Widening of NH-2 to a 6-Lane Expressway all the way to Agra | Eastern Peripheral Expressway to be completed by 2010 connecting Faridabad with Noida, G.Noida & Ghaziabad | Work Started for Faridabad-Gurgaon Expressway and Faridabad-Sohna-Gurgaon Expressway | **Metro Connectivity till Badarpur by early 2010, till Faridabad by 2012**

Contact us now:

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#

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9AM-9PM IST

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Service Assurance

- ✓ Direct Developer Price for Original Booking (First Sale)
- ✓ No Brokerage or Commission for Original Booking
- ✓ Best Discounts
- ✓ Unlimited Options in Primary as well Secondary Market
- ✓ Builders' Credentials & Project Approval Verification
- ✓ Free No-obligation Site Visits & Options evaluations
- ✓ Documentation Assistance
- ✓ Home Loan Assistance
- ✓ Transparency in every Transaction
- ✓ Rigid Code of Commitment

FREE Ask for **FREE**
No-Obligation Site Visit



BPTP Park Grandeura | Cost Details

| Accommodation | Super Area | Basic Rate | AravaliHills.Com Special Rate | Basic Sale Price | Booking Amount |
|---------------|-----------------|------------------------|----------------------------------|------------------|----------------|
| 3 BHK+SERVANT | 1996 Sq. Ft. | INR2250 per Sq. Ft. | INR1800 per Sq. Ft. | INR 3592800 | 3,00,000/- |

| Additional Charges | Amount |
|--|-----------------------|
| External Development Charges [EDC] & Infrastructural Development Charges [IDC] | INR 145/- per sq. ft. |
| Covered Car Park (per bay) | INR 2,00,000/- |
| Interest Free Maintenance Security (IMFS) | INR 50/- per sq. ft. |
| Club Membership (Per Family) | INR 50,000/- |

| Preferred Location Charges (PLC) | Amount |
|--|-----------------------|
| Park/Club/Swimming Pool/Green Area/Club Facing | INR 75/- per sq. ft. |
| Ground Floor | INR 100/- per sq. ft. |
| First Floor | INR 75/- per sq. ft. |
| Second Floor | INR 75/- per sq. ft. |
| Pent House | INR 100/- per sq. ft. |

Payment Plan

| | |
|------------------------------------|--|
| Booking Amount | 3 Lacs |
| Within 45 days from Booking | To complete 95% of BSP + (EDC/IDC + Car Parking + PLC + Club Membership) |
| At the time of Possession | 5% of BSP + IFMS + Registration Charges |

END COST

| | | | |
|--|--------|----------------|--------|
| AREA SQ. FT. | 1996 | | |
| ARAVALIHILLS.COM SPECIAL RATE PER SQ. FT. | 1800 | 3592800 | |
| EDC/IDC PER SQ. FT. | 145 | 289420 | |
| IFMS PER SQ. FT. | 50 | 99800 | |
| CLUB MEMBERSHIP | LUMSUM | 50000 | |
| CAR PARK (COVERED) Rs 200000 | LUMSUM | 200000 | 349800 |
| TOTAL WITHOUT PLC | | 4232020 | |
| PLC FOR PARK / CLUB / Sun Rising FACING PER SQ. FT. @ 75 PER SQ. FT. | 0 | 0 | |
| PLC FOR GROUND FLOOR @ 100 PER SQ. FT. | 0 | 0 | |
| ADD PLC FOR 1ST FLOOR @ 75 PER SQ. FT. | 0 | 0 | |
| ADD PLC FOR 2ND FLOOR @ 75 PER SQ. FT. | 0 | 0 | |
| PENT HOUSE @ 100 PER SQ. FT. | 0 | 0 | 0 |
| TOTAL WITH FLOOR PLC | 0 | 4232020 | |

PAYMENT PLAN

| | | | |
|---------------------------|--|----------------|--|
| At the time of Booking | LUMSUM | 300000 | |
| On start of Excavation | To complete 95% of BSP + (EDC/IDC + Car Parking + PLC + Club Membership) | 3652580 | |
| At the time of Possession | 5% of BSP + IFMS + Registration Charges | 279440 | |
| Total Cost | | 4232020 | |





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CALL NOW +91.99.102.24999

3 BHK + Servant | 1996 Sq. Ft.

S P E C I F I C A T I O N S

| | | |
|---|---|--|
| WALL FINISH | | |
| INTERNAL Living / Dining / Bedrooms Servant's Room Lift Lobbies EXTERNAL | Painted in pleasing shades of acrylic emulsion paint Painted in oil bound distemper Selected marble / granite cladding & acrylic emulsion paint Combination of stone & textured paint finish | |
| FLOORINGS | | |
| Living / Dining Bedrooms Servant's Room Balcony Lift Lobbies Terrace | Vitrified tile with wooden skirting Laminated wooden flooring Ceramic tiles Anti-skid ceramic tiles Selected granite / marble Anti-skid ceramic tiles | FACILITIES 100% power back-up 24 x 7 security |
| KITCHEN | | GREEN AREA |
| Flooring Dado Platform | Ceramic tiles Ceramic tiles above working platform, rest acrylic emulsion paint Granite counter with double bowl stainless steel sink with drain board | Fountains Water bodies in the green areas Kids' theme parks Jogging and walking tracks Sitting areas |
| TOILETS | | BUILDING |
| Dado Floorings Fittings | Selected ceramic tiles Ceramic tiles / granite / marble Granite / marble counter, white sanitary fixtures, single lever CP fittings | Sufficient car parking facility per apartment Earthquake resistant RCC framed construction |
| WINDOWS | Powder coated / anodized aluminium glazing | CLUB |
| DOORS | Seasoned hardwood frames with European style moulded shutters | Swimming Pool Gymnasium Jacuzzi Steam Room Squash Court Tennis Court Indoor Games Room Television Lounge Business Centre Multi-purpose Hall |
| ELECTRICAL | Conduit copper electrical wiring for all light & power points | |
| AIR-CONDITIONING | Provision of copper conduits and drainage pipes for split air-conditioning | |
| POWER BACK-UP | 100% power back-up | |

Note: Architect and Developer reserve the right to alter the specifications and facilities