

Life comes with a wish list
Here you can fulfil most of them



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**monsoon
breeze**

Phase-II, Sec-78, Gurgaon

Premium Residence for the Achievers

Get ready for a happy home coming. Get ready for Monsoon Breeze II, a world, which you would love to inhabit and call your own. Imagine how beautiful life would be, if you had a little more space, a little more comfort, a little more greenery, were a little more closer to city hubs, in a space that's a little more well laid out in terms of specs and features...the list goes on and on. In fact, Monsoon Breeze II will leave you with a cluster of fulfilled ticks on all your wish list boxes. Read on and you'll know why.

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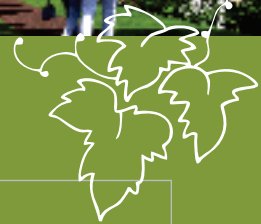


A location you would have wished for



Monsoon Breeze II has an enviable location. Here, you are only a stone's throw from the Southern Periphery Expressway. This means you have easy access to Sohna Road, Golf Course Extension road and other prominent sectors of Gurgaon. What's more, you are a mere 15 minutes away from the Western Peripheral Expressway (KMP) which connects Kundli and Palwal (NH2) via Manesar.

What's even better, it's about 6-7 minutes from the Dwarka Expressway, to provide a quick connectivity to Delhi and IGI Airport. Looking ahead a little, the proposed metro route which is extension of yellow line up to Manesar under Gurgaon Manesar 2031 master plan is also in close vicinity.

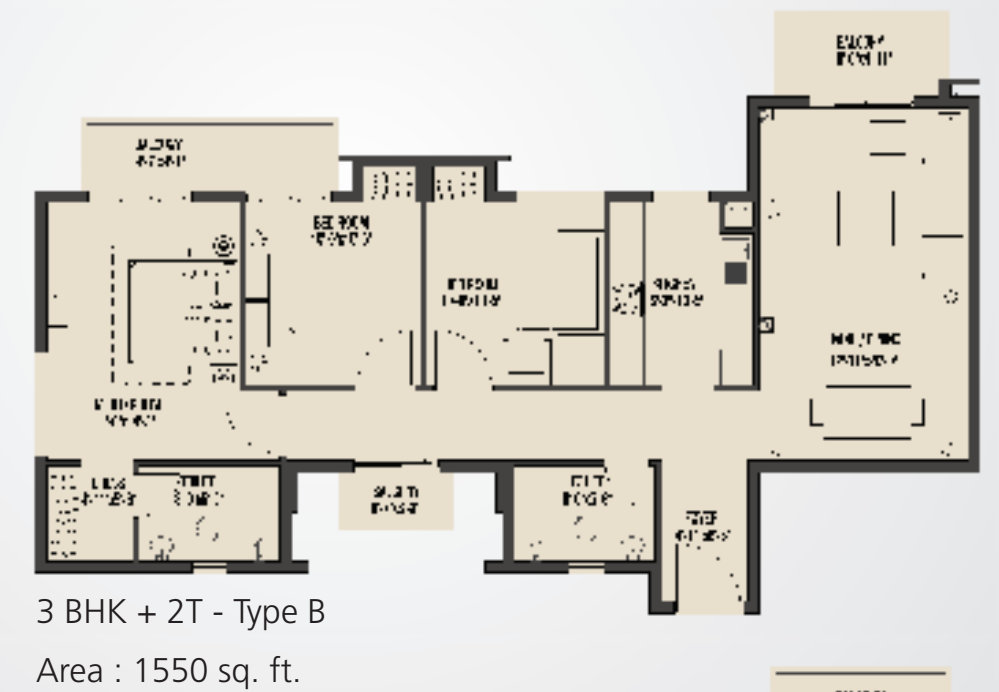
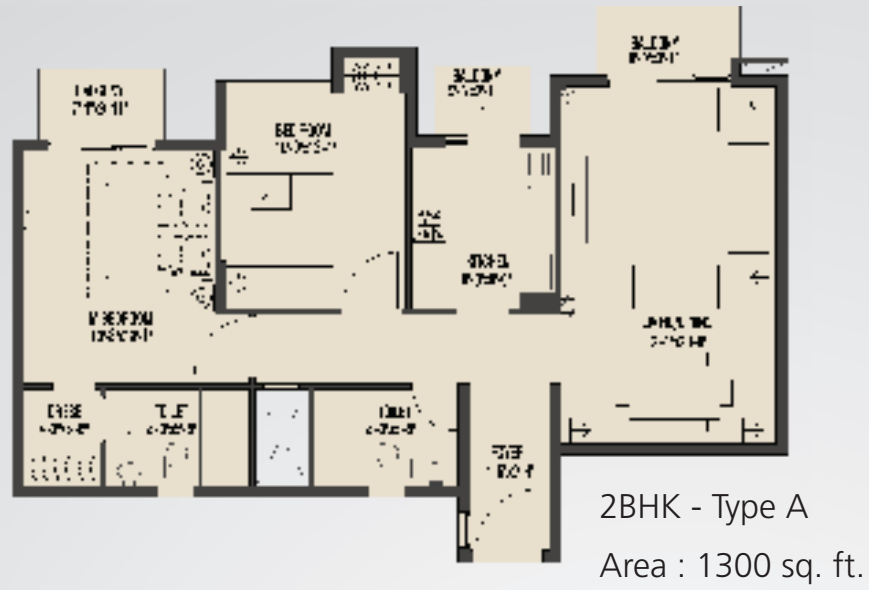


Tentative Specifications

Area		Specifications
Living/Dining/Lobby	Floors Walls Ceiling	Vitrified Tiles Pleasing shades with Plastic Emulsion White Wash
Bedroom	Floor Walls Ceiling Wardrobes	Mix of Wooden Laminated Flooring & Vitrified Tiles Pleasing shades with Plastic Emulsion White Wash Imported Modular factory finished Wardrobe in all Bedrooms
Balconies	Floor Walls Ceiling	Anti-skid Ceramic Tiles External Paint Finish External Paint Finish
Kitchen	Modular Kitchen Walls Floor Counter Fitting/Fixture Sink Other	Wooden Laminated Modular Cabinets Ceramic tiles above the counter & OBD in balance area Anti skid Ceramic Tiles Granite Standard CP Fitting SS Single Drain Board Sink Hob & Chimney
Toilets	Walls Floor Fitting/Fixture	Ceramic Tiles above and OBD above the tiles, as per design Anti Skid Ceramic Tiles Standard W/C & Washbasin, Mirror over the Basin
Servant Room	Floors Walls Ceiling	Ceramic Tiles OBD White Wash
Doors & Windows	Entrance / Internal Doors External Doors & Windows Hardware	Imported Modular Frames with Moulded skin Door shutter factory finished UPVC / Powder Coated Aluminium Standard Hardware Fittings
Electrical	Geysers Ceiling Fan Light Fixture	One in each Toilet with 15 Litre Capacity In all Rooms as per provision Bracket Light & Tube Lights with Modular Type Switches and Sockets with copper wiring in all Rooms as per provision. Provision for TV & Telephone
Miscellaneous	Lift Lobby / Staircase & Common Area Flooring Lifts Power Back-up Security Systems Others Air Conditioners	Indian Stone or Vitrified Tiles, as per design One passenger and one stretcher lift for each core as per industry standards 100% through captive diesel power generators Controlled Entrance & Exit, Gated community, CCTV at Entrance and common areas. Fire Fighting System as per Government norms. Sewage Treatment plant, Water Treatment Plant & Solar Heated Water for Kitchen use only Only provision for A/C
Recreational Facilities	Club house Swimming Pool Outdoor Sports Facilities Kids Play Area	Indoor Game Room, Multipurpose Hall, Space for RWA office, Changing Area & Toilets, Space for Café / Restaurant with Pantry, Gymnasium

*All artistic rendering, image, specification, floor plans and layout plans are tentative and may undergo revision as decided by the company or competent authority

Floor Plans





Site Layout

1. Podium Central Green
2. Central Green
3. Kids Play Area
4. Swimming Pool
5. Parking
6. Community Building
7. Primary School
8. EWS
9. Ramp for Basement Parking

	2 BHK+2T
	3 BHK+2T
	4 BHK+3T



Payment Plan

Proposed Down Payment Plan

At the time of Registration/Booking	20% of BSP
Within 60 days (from date of booking)	75% of BSP + Car Parking + EDC + IDC + Club Membership + PLC (if any)
On Possession	5% of BSP + Additional Charges etc.

Proposed Construction Linked Payment Plan

	For Towers upto 16/18th Floor	For Towers upto 13th Floor
	At the time of Registration/Booking	At the time of Registration/Booking
(20% of BSP – Booking amount)	Within 45 days/On allotment of Unit	Within 45 days/On allotment of Unit
10% of BSP	On start of excavation	On start of excavation
7.5% of BSP + 25% of EDC +IDC	On completion of Stilt floor slab	On completion of Stilt floor slab
7.5% of BSP + 25% of EDC +IDC	On completion of second floor slab	On completion of second floor slab
5% of BSP + PLC+25% EDC+IDC	On completion of fifth floor slab	On completion of fourth floor slab
7.5% of BSP + Club membership + 25% EDC+IDC	On completion of eight floor slab	On completion of sixth floor slab
7.5% of BSP + EEC/FFEC	On completion of eleventh floor slab	On completion of eight floor slab
5% of BSP + Car park	On completion of fourteen floor slab	On completion of tenth floor slab
10% of BSP	On completion of sixteen floor slab	On completion of twelfth floor slab
10% of BSP	On completion of Brick work in Apartment	On completion of Brick work in Apartment
5% of BSP+ Power backup	On completion of Plaster Work	On completion of Plaster Work
5% of BSP + IFMS + Other Charges	On Possession	On Possession

Additional Charges include: PLC, EEC, FFEC, CPC, IFMS, Power Back-up charges, Statutory charges and taxes.

Basic Sale Price (BSP), Interest Free Maintenance Security (IFMS), Preferential Location Charges (PLC), External Electrification Charges (EEC), Fire Fighting Equipment Charges (FFEC), Car Parking Charges (CPC), Club Membership Charges (CMC), External Development Charges (EDC), Infrastructural Development Charges (IDC).



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