

THE SIGN OF SUCCESS



When the perfect vintage meets the finest of vineyards, when the world's most powerful automobile engine finds its home in a Carbon Fiber chassis, or when the best quality silk rests beneath the string of perfectly cut stones, luxury gets a new meaning and something wonderful happens.

The mergers of the bests have always gifted the world with something it has never seen or experienced before.





Luxury Knows No Recession

Nor inflation, Interest rate hikes or market sentiment

Porsche

215

cars between
April – June 2011
compared to 137
in April – June
2010

Sales of luxury
labels BMW grew

129 %

Mercedes Benz by

61 %

Audi by

77 %

Some store sales for Canali,
Jimmy Choo
and Bottega
Veneta are up

30 %

from last
financial year



culture } movement

**We bring to you the limited edition
European Style Luxury Residences
In our First Co-Branded Township**



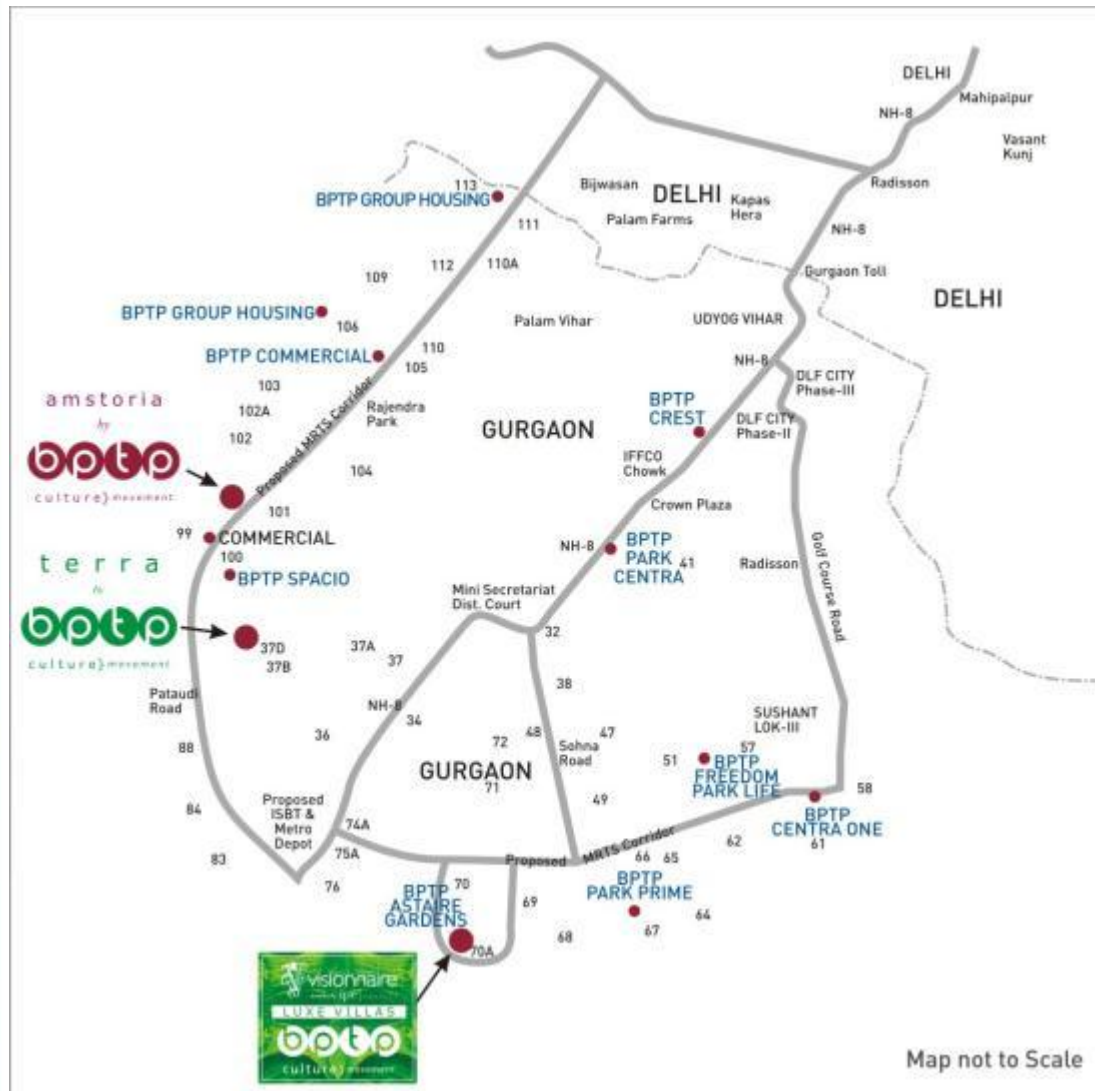
www.abcbuildcon.in | +91 8470930121

The Elevation



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Location Map - Gurgaon



- Excellent connectivity via the Golf Course Road Ext. Road, Sohna Road and NH – 8
- 10 minutes away from Golden Greens Golf Course.



Salient Features

- Excellent layouts with very good room sizes
- Maximizing natural light and ventilation even in basements
- Exclusive rich entrances for both the villas
- For the 1st & 2nd duplex villas there is a provision of a lift as well (at an extra cost of 15 lacs, if opted for or else the shaft provisioning will be made available.)
- 100 % power backup & 24x7 Civic facilities
- Landscaped Gardens, Recreational Areas, High Street Retail & Streetscaping
- Ultra Luxury Club House – Sanctuary
- Spa, Multi-Cuisine Restaurant, World Class Gym, Swimming Pool
- Excellent Connectivity via SPR, Sohna Road & Golf Course Ext, Road
- Initial Launch offer- At a 10% launch discount for a limited period



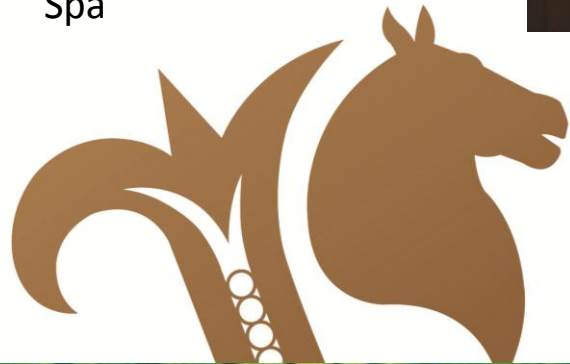
| | | |
|-----------------|---|---------------------------------------|
| Project Area | → | Part of 102 Acres Township |
| Subvention | → | Till offer of Possession |
| Loan Options | → | HDFC, ICICI Bank |
| Finishing | → | Bare shell and Fully Built-up Units |
| Sizes | → | 545 Sq. Yds. (9550 Sq. Ft.) |
| Sizes (Sq. Ft.) | → | Level 1. 4660 Sq. Ft. (Basement + GF) |
| Sizes (Sq. Ft.) | → | Level 2. 4890 Sq. Ft. (FF + SF) |



Sanctuary – The Luxury Club

Spread over 2 acres, the club boasts:

- Outdoor and kids' pool
- Jogging tracks
- Outdoor activities
- Gymnasium
- Multi-cuisine restaurant
- Banquet hall
- State-of-the-art theatre
- Multiple sports facilities
- Spa



Current Status



Price-List

| Area (In Sq. Yd.) | Unit Type | Floor | Area (In Sq. ft.) | BSP (in INR) | ING. DISCOUNT | NET BSP |
|-------------------------|-------------------|-------------------------------|----------------------|-----------------|------------------|----------|
| 545 | Bare Shell | Basement + Ground | 4660 | 3.06 Cr. | 10% | 2.75 Cr. |
| | | First + Second (With Lift) | 4890 | 3.70 Cr. | 10% | 3.33 Cr. |
| 545 | Fully Built-up | Basement + Ground | 4660 | 4.74 Cr. | 10% | 4.27 Cr. |
| | | First + Second (With Lift) | 4890 | 5.49 Cr. | 10% | 4.94 Cr. |



Payment Plan

Subvention Payment Plan

| Milestones | BSP | DC | PLC | Other Charges ^ | Source |
|---|--|-----------------|--------------|-----------------|----------|
| At the time of booking | Rs. 25 Lacs (inclusive of Service Tax) | | | | Customer |
| Within 60 days of booking | Complete 20% | Complete 20% | Complete 20% | | Customer |
| At Start of Construction | 25% | 25% | 25% | | Bank |
| On casting of Ground Floor roof Slab | 15% | 15% | 15% | | Bank |
| On Casting of Top Floor roof Slab | 15% | 15% | 15% | | Bank |
| On Completion of Brick Work | 20% | 20% | 20% | | Bank |
| On offer of possession | 5% | 5% | 5% | 100% | Customer |

^ PBIC + IFMS + Recreational Facility Registration Charge (RFGC) + Stamp Duty + Registration Charges+ Administrative Charges+ Other applicable charges (If Any)

Earnest Money: 15% of COP (COP includes BSP + DC + PLC)



Construction Linked Payment Plan

| Milestones | BSP | DC | PLC | Other Charges ^ |
|--------------------------------------|---|-----|-----|--------------------|
| At the time of booking | Rs. 25 Lacs (inclusive of Service Tax) | | | |
| Within 60 days of booking | Complete 20% | | | |
| Within 120 days of booking | 5% | 25% | 25% | |
| Within 150 days of booking | 5% | 25% | 25% | |
| At Start of Construction | 7.5% | 25% | 25% | |
| On Casting of Basement roof Slab | 7.5% | 25% | 25% | |
| On Casting of Ground Floor roof Slab | 7.5% | | | |
| On Casting of First Floor roof Slab | 7.5% | | | |
| On Casting of Top Floor roof Slab | 10% | | | |
| On Completion of Brick Work | 10% | | | |
| On Completion of External Plaster | 10% | | | |
| On offer of possession | 10% | | | 100% |

^ PBIC + IFMS + Recreational Facility Registration Charge (RFGC) + Stamp Duty + Registration Charges+ Administrative Charges+ Other applicable charges (If Any)



Down Payment Plan (10% Discount on BSP)

| Milestones | BSP | DC | PLC | Recreational Facility Registration Charge (RFGC) | Other Charges ^ |
|---------------------------|--|--------------|--------------|--|-----------------|
| At the time of booking | Rs. 25 Lacs (inclusive of Service Tax) | | | | |
| Within 45 days of booking | Complete 20% | Complete 20% | Complete 20% | | |
| Within 90 days of booking | 70% | 80% | 80% | 100% | |
| On offer of possession | 10% | | | | 100% |

^ PBIC + IFMS + Stamp Duty + Registration Charges+ Administrative Charges+ Other applicable charges (If Any)



Floor Plans



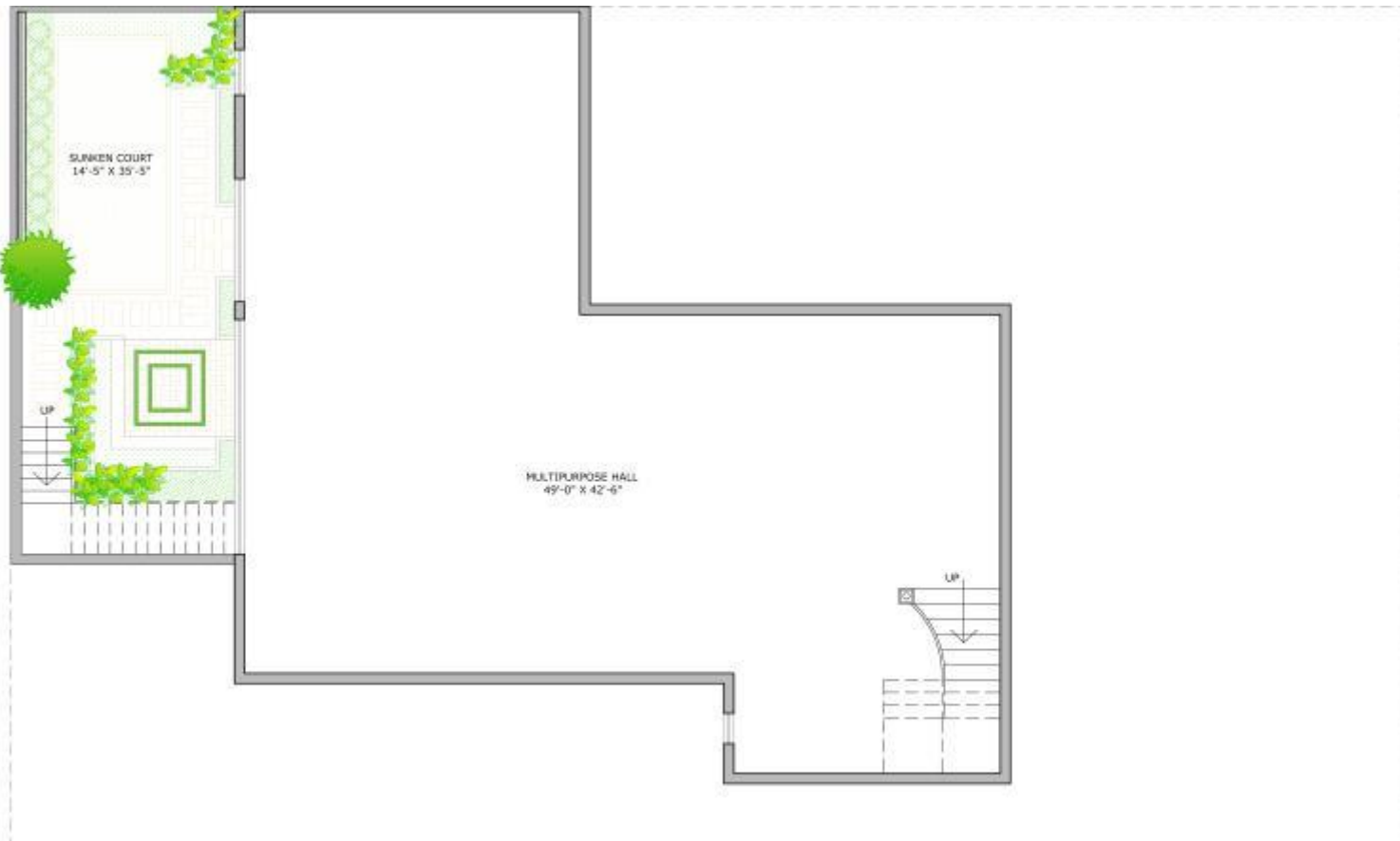
545 SQYD DUPLEX VILLA

GROUND FLOOR

SALEABLE AREA
GR. + BASEMENT - 4660 SQFT.

(Level – 1, Ground Floor)





545 SQYD DUPLEX VILLA

BASEMENT FLOOR

SALEABLE AREA
GR.+BASEMENT - 4660 SQFT.

(Level – 1, Basement 1795 Sq. Ft.)





545 SQYD DUPLEX VILLA

FIRST FLOOR

SALEABLE AREA
FIRST+SECOND - 4890 SQFT.

(Level – 2, First Floor)





545 SQYD DUPLEX VILLA

SECOND FLOOR

SALEABLE AREA
FIRST+SECOND - 4890 SQFT.

(Level – 2, Second Floor)



THANK YOU