

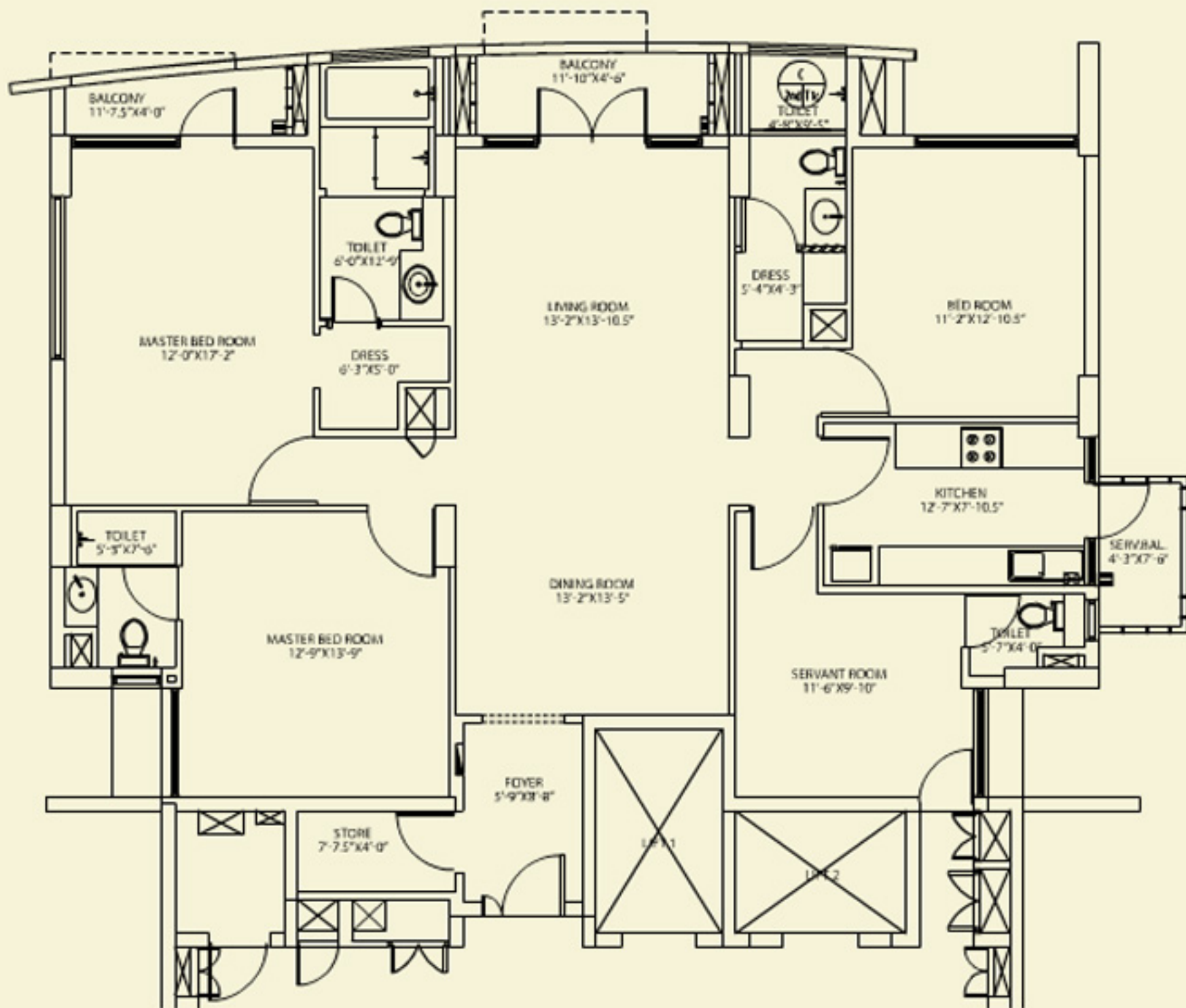






SOVEREIGN PARK AT SECTOR-99,GURGAON







## Structure

RCC framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements

Combination of High-rise & Mid-rise blocks

## Parking

Provision for residents parking in two level basements with elevator access from the apartment lobbies

Adequate parking for visitors on surface

## High Ceilings

Floor to floor heights of 3.3 mtrs. provided to ensure very comfortable clear heights and headroom in all apartments

## Air Conditioning

Intelligent air-conditioning through energy efficient VRV / VRF systems in all bedrooms and living rooms

## Environment & Conservation

Rainwater harvesting

Installation of Sewage Treatment Plant (STP)

Recycled water for horticulture

## Elevators

Spacious elevators with pleasing interiors. High speed elevators for High rise towers

## Living / Dining Areas, Lobbies/ Passage

Flooring	Polished imported marble
Wall Finishes	Premium emulsion paint on plastered wall with punning or putty for level and smoothness

## Bedrooms

Flooring	High quality wooden flooring in all bedrooms
Wall Finishes	Premium Emulsion Paint on plastered wall with punning or putty for level and smoothness

## Kitchen

Flooring	Matt finished ceramic tiles
Wall Finishes	2' high Ceramic tiles dado above counter. Premium emulsion on plaster in remaining areas furnished modular cabinets in aesthetically pleasing finishes and matching Granite counter top. A double bowl sink, mixer, a cook top & a chimney installation will be provided
	Provision for installation of Geyser and water purifiers by the owner
	Provision for supply of Piped Natural Gas / LPG supply to the kitchen

## Toilets

Flooring	Matt finished/anti-skid ceramic tiles
Wall Finishes	Glazed / Matt finished ceramic wall tiles up to Dado level. Premium emulsion on plastered surfaces above Dado level
Sanitary ware	Wash Basin and European Water Closet (EWC) of reputed makes and brands
C.P. Fittings and Accessories	Basin Mixer, Shower mixer / Diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of reputed makes and brands
	Glass Partition for shower area in toilets
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	Provision for installation of Geysers and exhaust fans by the owners

## Doors & Windows

Main Entrance Door	Polished Veneer Door with Polished Hardwood Frame
Internal Doors	Tall internal door openings (approximately 8'-0") with painted hardwood frames and painted/laminated flush doors
Hardware	Locks, Handles and Knobs from reputed makes and brands. High quality steel / brass hardware
Windows and External glazing	Aluminum or Upvc frame windows with clear glass

## Balconies

Flooring	Matt finished / anti-skid ceramic tiles
Wall finishes	Exterior grade paint on plaster

## Servant's Room

Flooring	Matt finished ceramic tiles
Wall finishes	Paint on plaster

## Servant's Toilet

Flooring	Matt finished ceramic tiles
Wall finishes	Dado of glazed / matt finished ceramic wall tiles. (Paint on plastered surfaces above dado level for remaining areas) Closet (EWC) of standard makes
C.P. Fittings and Accessories	Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands

## External Wall Finishes

External grade Anti Fungal / Anti Algal paint from reputed makes and brands

## Electrical Wiring & Installations

Fixtures and Fittings	IS Compliant Modular switches / sockets, switchgear and distribution boxes from standard makes and brand
Wiring	IS Compliant Copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms

## Plumbing

IS Compliant CPVC water supply pipes with standard valves and accessories

IS Compliant PVC waste pipes and traps

## Power Back Up

Adequate power back shall be provided for apartments.

100% power back up for essential services and common areas such as Lobbies etc shall be provided.

## Safety & Security Systems

Gated Complex	Gated community with perimeter wall or fence for security. Guard posts on Entrance & Exit with 24hrs. security and CCTV surveillance
Apartment Level	Apartment lobbies with access control. Video Door phone for all apartments
Fire and Life Safety Systems	Advanced fire detection and fire suppression systems in compliance with Fire and life safety codes, including fire detectors, sprinklers and fire hose reels
	Provision of two staircases in each block for evacuation





## PAYMENT PLAN

## PRICES

Unit Type	Super Area (sqft)	Basic Sale Price (Rs. psqft)
3 BHK+Svt	2550 *	As Applicable

## PAYMENT PLAN (G+ 24)

At the time of Booking	10 Lacs
On Allotment to Complete	10% of BSP Less Booking Amount + 10% PLC
3 Months from Allotment	7.5% of (BSP + PLC)
Start of Excavation	7.5% of (BSP + PLC)
Start of Foundation	5% of (BSP + PLC) + 25% of EDC/IDC
Casting of GF Roof Slab	5% of (BSP + PLC) + 25% of EDC/IDC
Casting of 2nd Roof Slab	7.5% of (BSP + PLC) + 25% of EDC/IDC
Casting of 5th Roof Slab	7.5% of (BSP + PLC) + 25% of EDC/IDC
Casting of 7th Roof Slab	7.5% of (BSP + PLC)
Casting of 9th Roof Slab	7.5% of (BSP + PLC)
Casting of 14th Roof Slab	5% of (BSP + PLC)
Casting of 19th Roof Slab	5% of (BSP + PLC)
Casting of Top Floor Roof Slab	5% of (BSP + PLC)
Starting of Painting works inside the unit	5% of (BSP + PLC)
Starting of Flooring works inside the unit	5% of (BSP + PLC)
On offer of Possession	10% of (BSP + PLC) + IFMS + Electricity Meter Installation + Piped Gas Supply + STP + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)

EFFECTIVE FROM 16th-May-2013

## PREFERENTIAL LOCATION / OTHER CHARGES

## PLCs

Internal Green Facing : Rs. 200 psqft

Corner : Rs. 200 psqft

Club House View : Rs. 200 psqft

Ground, 1st, 2nd, 20, 21, 22, 23 Floor's : Rs. 200 psqft

Top Floor : Rs. 500 psqft

**EDC & IDC : Rs. 370 psqft****IFMS : Rs. 50 psqft****Electricity Meter Installation : Rs. 25,000 \*\*****Piped Gas Supply : Rs. 15,000 \*\*****STP : Rs. 4 psqft \*\***

## TERMS &amp; CONDITIONS

- Unit Size may vary +/- 10%
- Prices subject to revision at the sole discretion of the Company
- Please ask for the availability before booking
- Service tax shall be applicable as per rates notified by the government and is subject to change and payable along with respective installment and is mandatory
- The above cost is inclusive of 2 Car Parks & Club Membership
- EDC/IDC are pro-rated per unit as applicable, any revision would be charged on pro rata basis from the customer.
- Govt. Charges Electricity, water and sanitary are to be ascertained and payable by the customer at the time of possession.
- Registration and stamp duty charges shall be payable along with final installment, as applicable
- In case of escalation in construction cost, resulting from increase in cost of construction inputs like steel, cement, labour etc, BSP shall be revised at the sole discretion of the Company.

Vatika Limited

Vatika Triangle, Sushant Lok, Phase 1, Block A, M G Road, Gurgaon-122 002, Haryana, India.

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## PAYMENT PLAN

## PRICES

Unit Type	Super Area (sqft)	Basic Sale Price (Rs. psqft)
4 BHK+Svt	3235 *	As Applicable

## PAYMENT PLAN (G+ 12)

At the time of Booking	5% of (BSP + PLC + EDC/IDC)
3 Months from Booking	15% of (BSP + PLC + EDC/IDC)
6 Months from Booking	15% of (BSP + PLC + EDC/IDC)
36 months Or Flooring whichever is Earlier	60% of (BSP+PLC+EDC/IDC)
On offer of Possession	5% of (BSP + PLC + EDC/IDC) + IFMS + Electricity Meter Installation + Piped Gas Supply + STP + Stamp Duty & Registration Charges + Escalation in Construction Cost (if any)

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EFFECTIVE FROM 21st-Jul-2013