

THE  
ark  
PREMIUM FLOORS

SECTOR-37D, GURGAON

COMMONWEALTH MULTI-STATE CO-OPERATIVE GROUP HOUSING



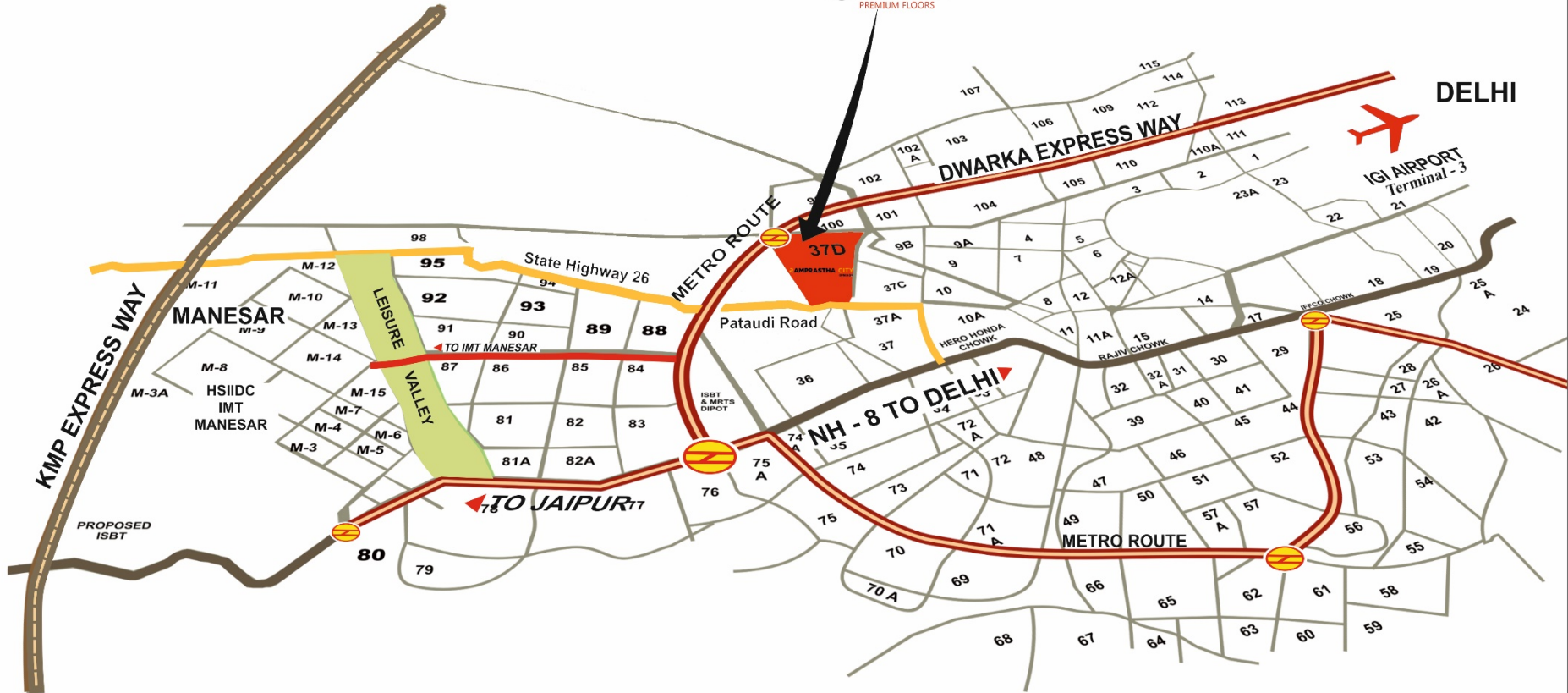
**RAMPRASTHA CITY**

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- An integrated township of 450 acres
- 0-KM from Dwarka Expressway & proposed Metro.
- 15 Min drive from IGI Airport.
- Complete with ultra modern amenities like Schools, Hotels, Hospitals, Shopping Malls, Multiplex, Post Office & Temples.
- A premium residential experience of luxurious villas, group housing, penthouses, plotted row houses & town houses.
- Ramprastha City is beautifully designed and follows international construction standards.



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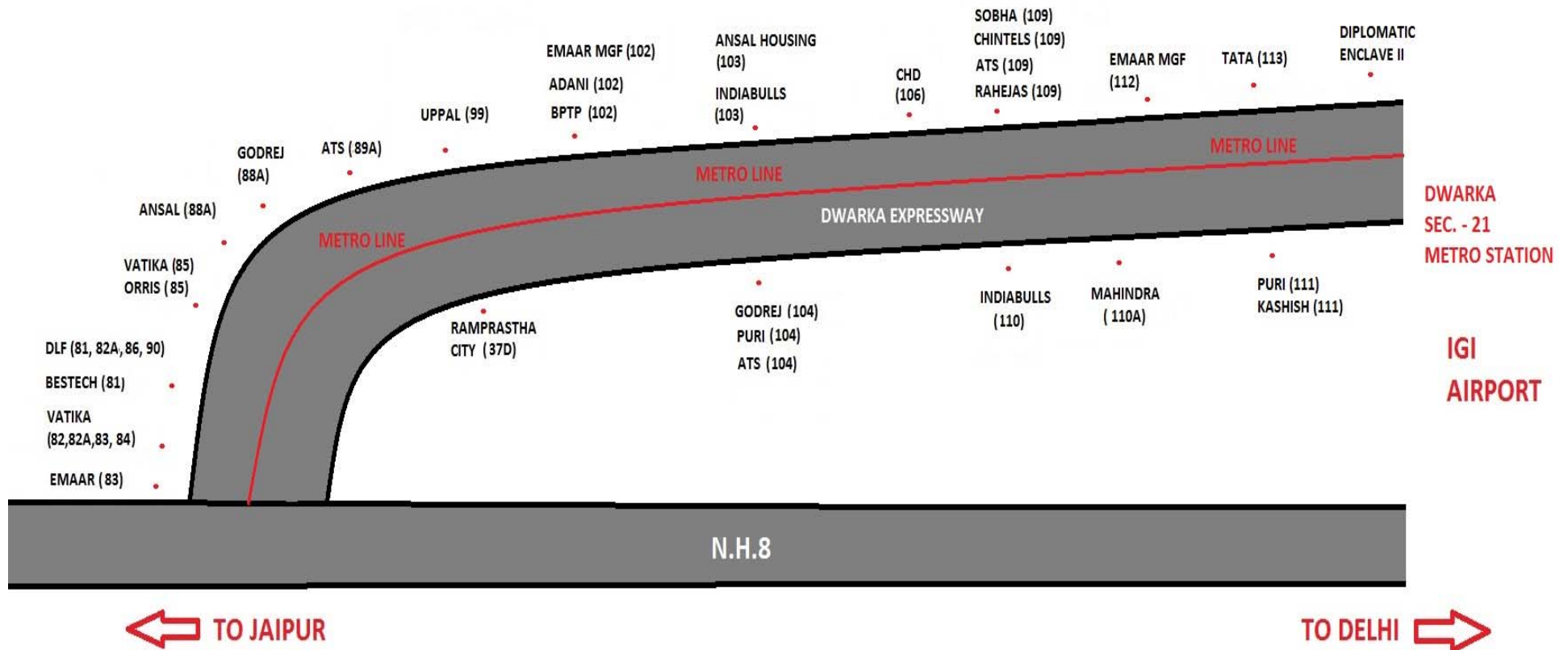


\* Plan not to scale

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# DEVELOPMENT ON DWARKA EXPRESSWAY



# Dwarka Expressway Detailed Layout



<b>Central Verge</b>	<b>10m</b>
<b>Road</b>	<b>25m</b>
<b>BRT</b>	<b>15m</b>
<b>Metro</b>	<b>8m</b>
<b>Trunk Services</b>	<b>23m</b>
<b>Service Road</b>	<b>20m</b>
<b>Green Belt</b>	<b>60m</b>
<b>Other Services</b>	<b>49m</b>



# THE ARK – PREMIUM FLOORS

- Total Units- 200 units in the area of 6.10 acres
- Low Density Project - 33 units per acre
- Low Rise - Ground + 4
- Independent Club House - Multipurpose Room, Reading Lounge, Gym Area, Steam & Sauna, Meditation Deck, Swimming Pool & Kids Pool

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## THE ARK – PREMIUM FLOORS

- Security System – Proximity Card Access Control, CCTV Monitoring of key common areas, Boom Barriers at entry & exit of the complex
- Other Facilities- Amphitheatre, Kids Play Area & Convenience Stores
- 2 parking bays with each Apartment plus separate visitor parking
- Power Backup – 6 KVA for each Apartment

# SITE PLAN



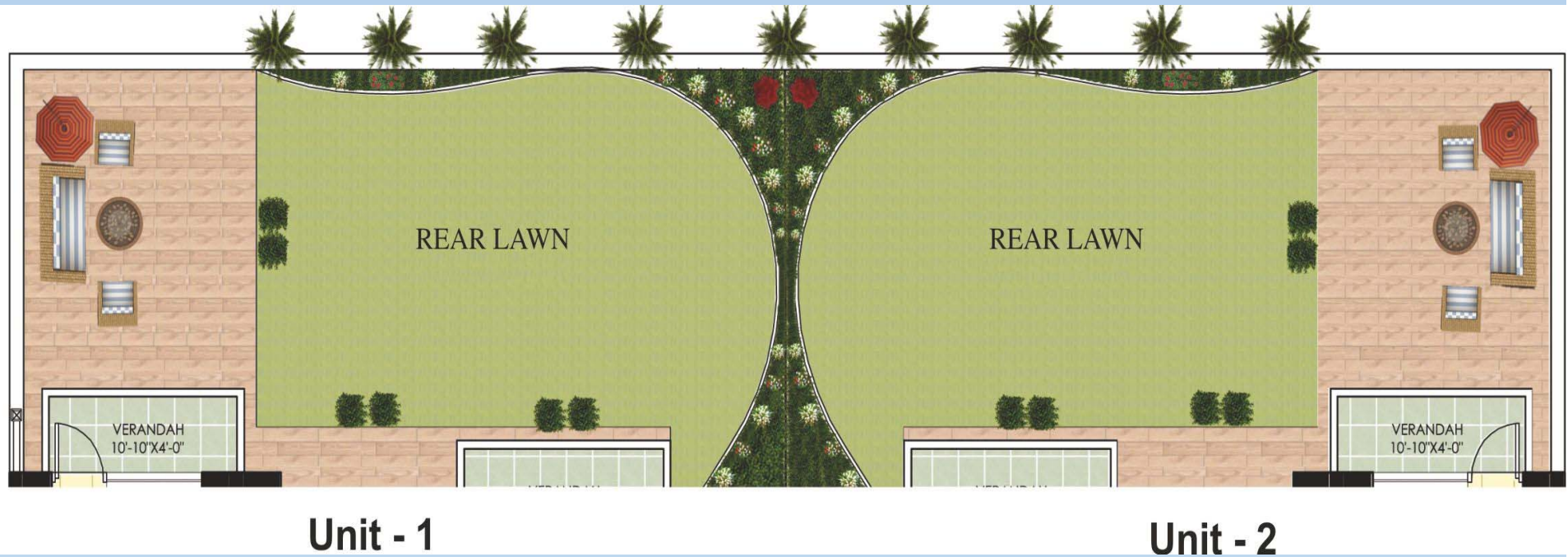


# GROUND FLOOR PLAN

## 2 UNITS ON EACH FLOOR OF 2255 SQ. FT.



# GROUND FLOOR- REAR LAWN





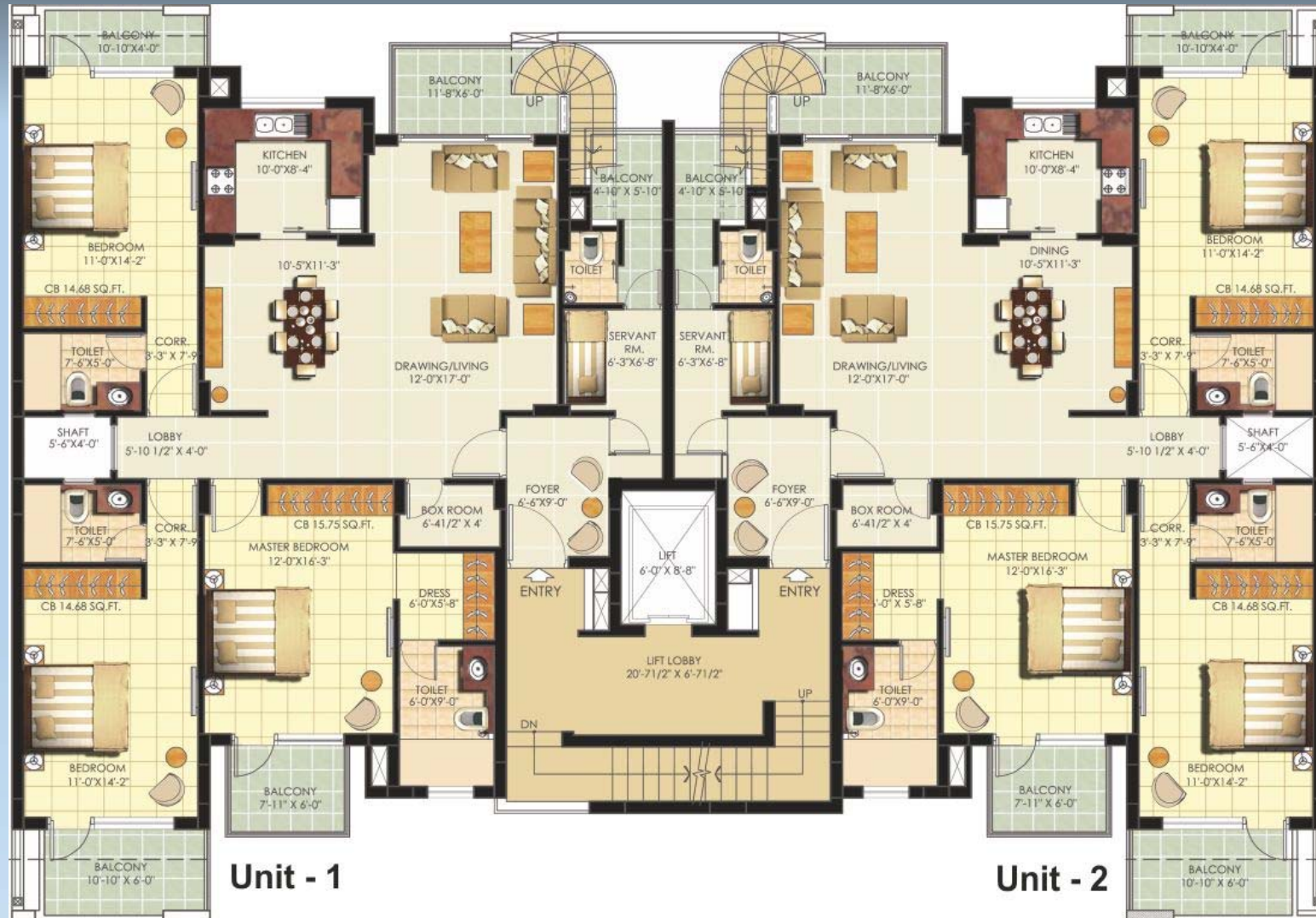
1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> FLOOR PLAN  
2 UNITS ON EACH FLOOR OF 2255 SQ. FT.



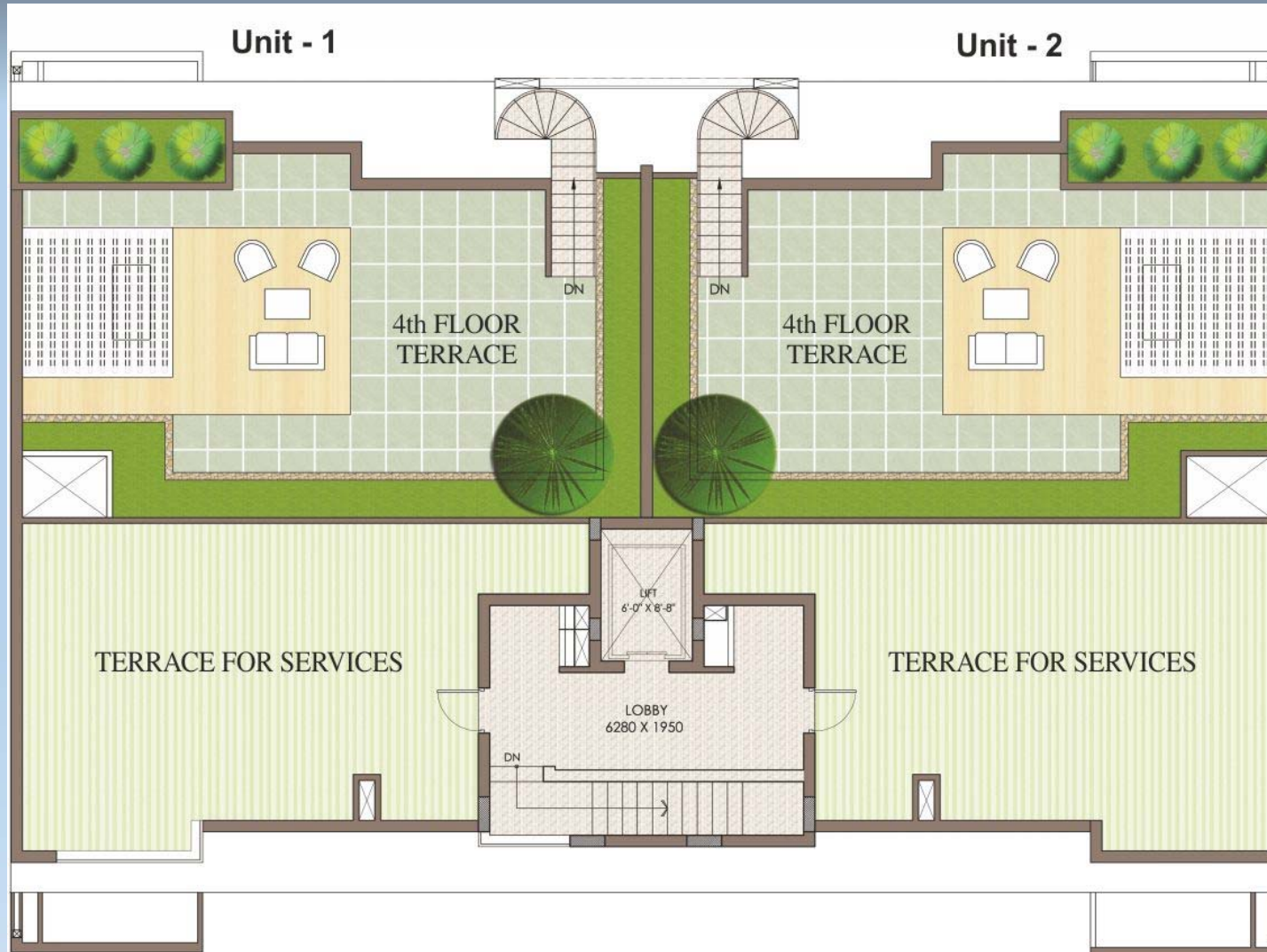


# FOURTH FLOOR PLAN

## 2 UNITS ON EACH FLOOR OF 2255 SQ. FT.



# TERRACE PLAN FOR 4<sup>TH</sup> FLOOR



# SPECIFICATIONS

AREAS	FLOORING	WALLS	CEILINGS	FITTINGS/FIXTURES	WOOD WORK	DOOR	WINDOWS	OTHERS
<b>Living/Dining/ Lobby</b>	Glazed Vitrified Tiles	Acrylic Emulsion paint on POP punning	Acrylic Emulsion paint on POP punning	Provision for cable, Telephone and Internet Connectivity in Drawing & Dining, Modular Switches & Sockets, Lights		Skin Moulded	UPVC with clear/frosted/ tinted glass	Split Air Conditioner
<b>Bedrooms</b>	Laminated Wooden Flooring	Acrylic Emulsion paint on POP punning	Acrylic Emulsion paint on POP punning	Modular Switches & Sockets, Lights	Modular Wardrobes	Skin Moulded	UPVC with clear/frosted/ tinted glass	Split Air Conditioner
<b>Bathrooms</b>	Anti-skid Tiles	Ceramic Tiles uptill Roof	Acrylic Emulsion paint on POP punning	Wall hung WC, Chinaware Sink, Towel Rail, Mirror, Toilet Paper Holder, Soap Dish, Lights, Modular Switches & Sockets, Exhaust Fan		Skin Moulded	UPVC with clear/frosted/ tinted glass	
<b>Kitchen</b>	Anti-skid Tiles	Above Cabinets Acrylic Emulsion paint on POP punning	Acrylic Emulsion paint on POP punning	Modular Kitchen fitted with Gas Hob, Chimney, SS Sink Double Bowl, Sink Mixer, Lights, Modular Switches & Sockets, Exhaust Fan, Counter (Granite)	Modular Kitchen	Skin Moulded	UPVC with clear/frosted/ tinted glass	
<b>Balconies/ Terrace</b>	Ceramic Tiles	Weather Proof Paint on POP Punning	Weather Proof paint on POP punning	Modular Switches & Sockets, Lights				
<b>Servant Room</b>	Anti-skid Tiles	Acrylic Emulsion paint	Acrylic Emulsion paint on POP punning	Switches & Sockets, Light Fixtures		Flush Door	NA	
<b>Servant Toilet</b>	Ceramic Tiles	Anti-Skid Tiles	Acrylic Emulsion paint on POP punning	Switches & Sockets, Exhaust Fan, Light Fixtures		Flush Door	UPVC with clear/frosted/ tinted glass	
<b>Utility Balcony</b>	Ceramic Tiles	Weather Proof paint on POP punning	Weather Proof paint on POP punning	Switches & Sockets, Light Fixtures				



# SPECIFICATIONS

<b>AC</b>	Five Split AC in each Apartment ( drawing, dining & all 3 bedrooms)
<b>Lifts (20)</b>	High Speed Elevator in each block from basement to top floor
<b>Heat Insulation</b>	Heat Insulation for Roof Top
<b>Security System</b>	Proximity Card Access Control, CCTV Monitoring of Key Common Areas, Boom Barriers at Entry & Exit of the Complex
<b>Facilities</b>	Power Backup & Treated water supply, Adequate Basement Parking, Kids Play Area, Amphitheatre, Convenience Stores
<b>Club</b>	Multipurpose Room, Reading Lounge, Gym Area, Steam & Sauna, Meditation Deck, Swimming Pool, Kids Pool

# STATE OF THE ART - CLUB



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# KIDS PLAY AREA



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# LIFTS

**TOSHIBA**  
Leading Innovation >>>

**Johnson** 50



- 8 Passenger Lift
- ARD Equipped
- LED Indicators On All Floors & Cabin
- Intercom To The Security Head Cabin

**RAMPRASTHA CITY**

# WARDROBES

spacewood



**Wardrobes in all 3 bedrooms &  
1 additional Dressing in  
Master Bedroom**

- **Shoe Rack**
- **1 Glass Drawer**

# WARDROBES

spacewood



SHOE RACK



COMPARTMENT



GALLERY SHELF

1 IN EACH BEDROOM





# KITCHEN



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# KITCHEN

spacewood

Whirlpool Gas Hob



Chimney



Blum Hinges



5 Blum Tendon Drawers



Cutlery Tray



**FRANKE**



Double Bowl Kitchen Sink



Top Lever Kitchen Sink Taps

**RAMPRASTHA CITY**

# UPVC DOORS & WINDOWS



**UPVC with Bug Mesh**



Mesh can be removed  
for cleaning

# AIR CONDITIONER



AC with Blue Bird stabilizer in  
Drawing, Dining & all 3 Bedrooms



Model:  
5 Star 1.5 ton AC



# WOODEN FLOORING

**PERGO**®



- ↑ Protective Film
- ↑ Decorative Paper
- ↑ Tongue-In-Grooves
- ↑ High Density Fiber Board
- ↑ Under Surface Protection

Laminated Wooden Flooring- AC3 with 8mm thickness

**RAMPRASTHA CITY**

**Kajaria**  
TRANSFORM YOUR WORLD



Italian Glazed Vitrified Tiles For Living,  
Dining & Lobby- 2'x2'



Anti Skid Floor Tile for Bathrooms &  
Kitchen - 1'x1'

# TILES

**Kajaria**  
TRANSFORM YOUR WORLD



Digital Ceramic Wall  
Tiles for Toilets - 1'x2'



Digital Ceramic  
Wall Tiles for  
Kitchens - 1'x2'

# TILES



Anti Skid Ceramic Tiles  
for Balconies-1'x1'



Anti Skid Ceramic  
Tiles for Servant  
Toilet Floor- 1'x1'



Vitrified Tiles for  
Servant Room  
Floor- 1'x1'



Digital Ceramic Wall  
Tile for Servant Toilet -  
1'x1'





# BATHROOM FITTINGS

## CHINAWARE



**Jaquar**  
experience bathing

Model: Lyric

## BATHROOM ACCESSORIES



**RAMPRASTHA CITY**

# BATHROOM FITTINGS

## CP FITTINGS

**Jaquar**

experience bathing

**Model: Lyric**



**RAMPRASTHA CITY**

# DOORS





# LOCKS & HANDLES



**1CK Tribolt-satin nickel**



**Pull Handle for  
Main Door**



**Victoria 20 cm  
Bedroom Door  
Handle set**



**Sq tower bolt  
200 mm**



**Victoria 8" APO  
without keyhole  
( Bathroom)**



**Magnetic Door  
Catch**



**Magic Eye**



**PVC Buffer for  
Bathroom Doors**

# LIGHT FIXTURES & TUBELIGHT



Decorative Light Fixture in Bathrooms



**PHILIPS MIROLTA SLIM**

Tubelights for all 3 Bedrooms,  
Drawing, Dining & Kitchen

# SWITCHES & SOCKETS

Bell Push with Indicator



**legrand®**  
Myrius™

Telephone Socket





# PAINT



## Exterior Wall Paint



- Apex Weather Proof Exterior Emulsion
- Weather Guard Protect From Rainfall, Humidity and Heat
- Excellent Protection against UV Attack
- Excellent Anti-algal Performance

## Interior Wall Paint



- Apcolite Premium Emulsion
- Rich Matt Finish
- Stain Guard
- Long Lasting Film
- Fungus and Mildew Resistance

# PAYMENT PLAN FOR GROUND & FOURTH FLOOR UNITS

THE ARK - RAMPRASTHA CITY			
S. No.	Particular	Per Sq. Ft. Price	Total Cost
	Area(Sq. Ft.)	2255	
1	BSP	5575	1,25,71,625
2	EDC & IDC	375	8,45,625
3	Parking (2 parking bay for each Apartment)	400	9,02,000
4	Club Charges	100	2,25,500
	<b>Total</b>	<b>6450</b>	<b>1,45,44,750</b>

**Note:-** Service Tax, VAT or any other Government Charges imposed in future shall be paid extra as applicable by the customer.

Sale Price includes Basic Price, EDC & IDC, 2 Parking Bay & Club Charges.

# PAYMENT PLAN FOR 1<sup>ST</sup> , 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR UNITS

THE ARK - RAMPRASTHA CITY			
S. No.	Particular	Per Sq. Ft. Price	Total Cost
	Area(Sq. Ft.)	2255	
1	BSP	4925	1,11,05,875
2	EDC & IDC	375	8,45,625
3	Parking (2 parking bay for each Apartment)	400	9,02,000
4	Club Charges	100	2,25,500
	<b>Total</b>	<b>5800</b>	<b>1,30,79,000</b>

**Note:-** Service Tax, VAT or any other Government Charges imposed in future shall be paid extra as applicable by the customer.

Sale Price includes Basic Price, EDC & IDC, 2 Parking Bay & Club Charges.



# PAYMENT PLAN

## Construction Linked Payment Plan

S. No	Stages	Instalments for Ground & Fourth Floor Units (6450)	Instalments for 1 <sup>st</sup> , 2 <sup>nd</sup> , & 3 <sup>rd</sup> Floor Units (5800)
1	On Booking	11,00,000	11,00,000
2	On Invoicing of Commencement of Construction	30,00,000	28,00,000
3	On Invoicing of Casting of Foundation	15,50,000	14,00,000
4	On Invoicing of Casting of Plinth Roof	15,50,000	14,00,000
5	On Invoicing of Casting of Second Floor Roof Slab	15,50,000	14,00,000
6	On Invoicing of Casting of Fourth Floor Roof Slab	15,50,000	14,00,000
7	On Invoicing of Completion of Brick Work	15,50,000	14,00,000
8	On Invoicing of Completion of Plaster & Flooring	15,50,000	14,00,000
9	On Receipt of Occupation Certificate	6,50,000	4,50,000
10	On Offer of Possession	4,94,750	3,29,000
	<b>Total</b>	<b>1,45,44,750</b>	<b>1,30,79,000</b>



# HOME LOAN APPROVED FROM



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## DISCLAIMER

- In case of change in product range /model discontinuation / change in company name or any such scenario, the product will be replaced with the equivalent brand in same price range as mentioned in the presentation.
- Ramprastha will supervise the maintenance of The Ark for 6 months from the date of possession.
- After 6 months, maintenance will be handed over to the Resident's Welfare Association (RWA).



THANK YOU

ABC Buildcon Private Limited

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