

Location Map
Ambience Island NH8 - Gurgaon



Tentative Layout Plan
Ambience Island NH8 - Gurgaon



Tentative Layout Plan
Caitrona Apartment Complex - Ambience Island



Tentative Apartment Floor Plan
Four Bedroom
Ground Floor



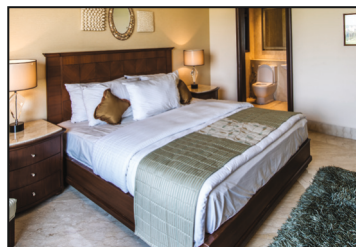
Super area: 6838.58 sq. ft. 635.32 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



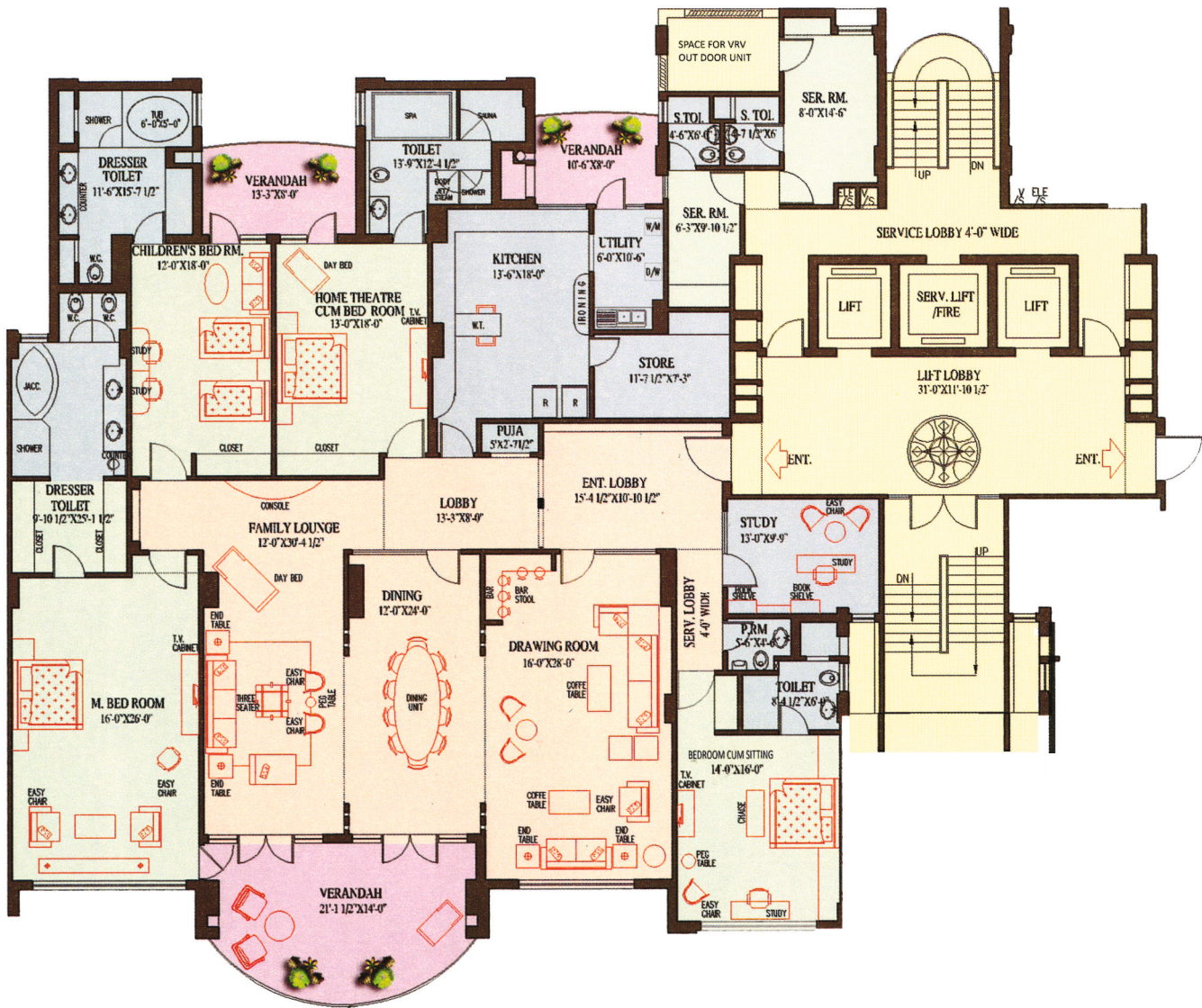
Tentative Apartment Floor Plan
Four Bedroom
First Floor



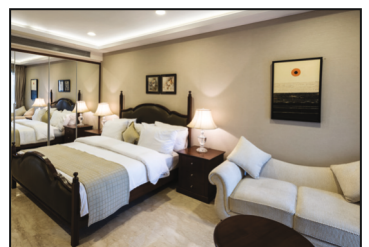
Super area: 6727.22 sq. ft. 624.97 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



Tentative Apartment Floor Plan
Four Bedroom & Study
Second to Tenth Floor



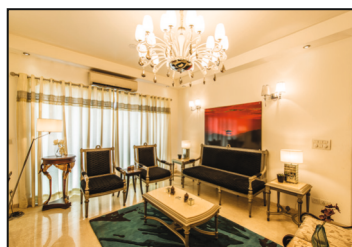
Super area: 7021.72 sq. ft. 652.52 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



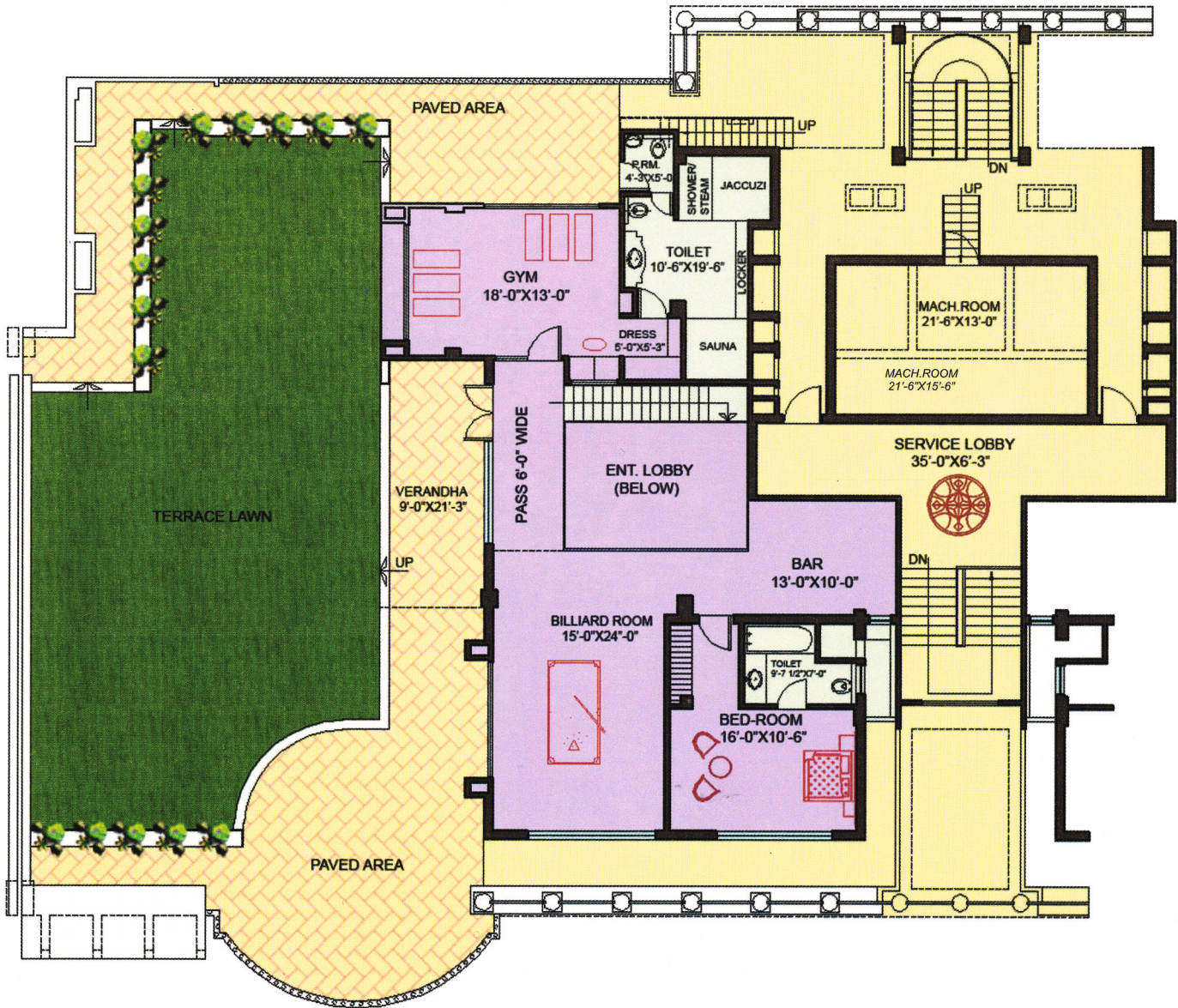
Tentative Apartment Floor Plan
Pent House Four Bedroom



Super area of Apartment : 10047.43 sq. ft. 933.43 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



Tentative Apartment Floor Plan
Pent House Terrace (4BHK)



Super area of open Terrace : 3584.41 sq. ft. 333.00 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



Tentative Apartment Floor Plan
Five Bedroom
Ground Floor



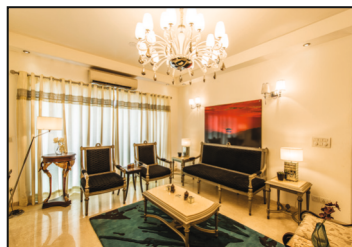
Super area: 7934.49 sq. ft. 737.13 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



Tentative Apartment Floor Plan
Five Bedroom
First Floor



Super area: 7808.91 sq. ft. 725.47 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



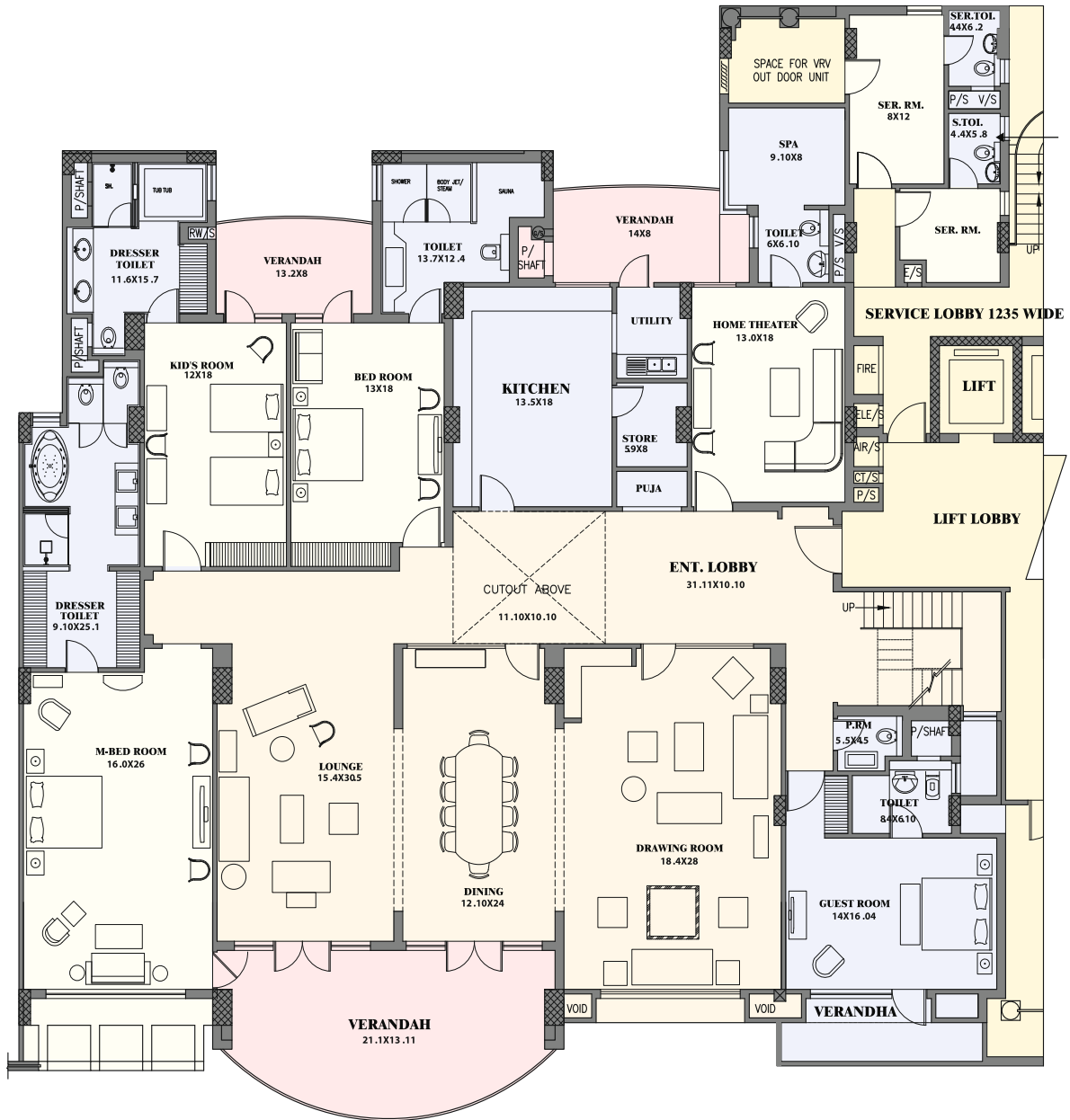
Tentative Apartment Floor Plan
Five Bedroom & Study
Second to Tenth Floor



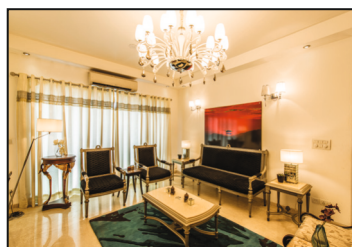
Super area: 8076.08 sq. ft. 750.29 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



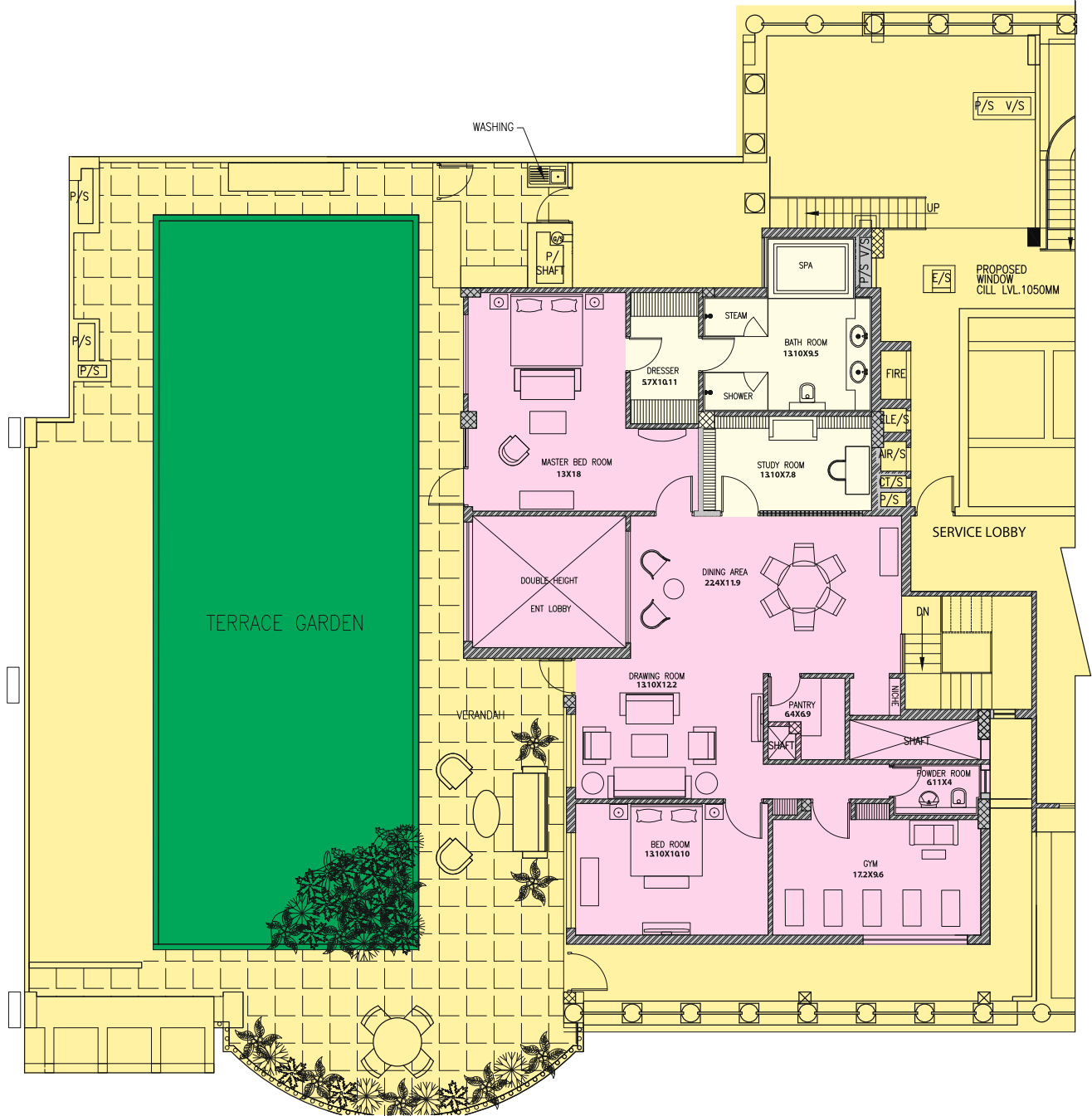
Tentative Apartment Floor Plan
Pent House Five Bedroom



Super area of Apartment : 11825.40 sq. ft. 1098.61 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



Tentative Apartment Floor Plan
Pent House Terrace (5BHK)



Super area of open Terrace : 3702.82 sq. ft. 344.00 sq. mt. (approx.)
1 sq. mt. = 10.764 sq. ft.



Salient Features

Location '0' km south of Delhi Jaipur highway (NH-8)

Σ

8-Lane signal free approach from newly built express highway (NH-8)

Σ

All condominiums having a view of 9 hole golf course and/or vast Rajokri greens.

Σ

Fitted with high end home appliances

Σ

Centrally air- Conditioned condominiums

Σ

Reception, Waiting lounge and business centre with powder room in every tower

Σ

Ready to move and live-in' with international features

Σ

Carefully selected neighborhood

Σ

Hassle free post possession experience

Σ

3-tier international standard security with CCTV and video door phones.

Σ

Functional warranty of one year of possession.

Caitriona Specifications

Standard apartment features

- Having a view of 9 hole Golf Greens and/or vast Rajokri Greens
- Reception, Waiting lounge and business centre with powder room in every tower
- 2 passengers and 1 service elevators of Mitsubishi make per apartment block
- Rooms fitted with LCD/LED televisions and high end sound system

Living room, Dining room, Family lounge, Lobby, Passage, Puja

- POP punning with plastic emulsion(velvet touch)paint or Texture finish on walls
- Flooring is mix of Italian /Spanish marble of Satvario/ Perlatosislia / Bottichino quality with designer patterns.
- Teak Doors/window frames and shutters
- Elegantly designed entrance door

Bedrooms

- POP punning with plastic emulsion(velvet touch)paint or texture finish on walls
- Flooring of Italian marble /imported wood
- Designer wardrobes, cupboards almirah
- Teak doors/window frames and shutters
- Fitting in doors/windows /almirahs is of high quality imported makes

Kitchens

- Italian modular kitchen
- Fitted with high end Cooking range, Microwave oven, Refrigerator and R.O. system, dishwasher, Washing machine with dryer etc.
- Chimney with exhaust fan
- Geysers of Venus heavy duty make in kitchen
- Designer/modular woodworks & fittings
- Floor/counter /walls shall feature combination of high quality granite/blue pearl /Italian marble
- Double bowl stainless steel sink with drain board
- Single lever hot & cold water
- Provision for piped gas supply
- Teak doors/window frames and shutters
- Copper piping for water supply

Bathrooms and Powder room

- Single lever C.P. Fittings / Hans Grohe/ Jaguar
- Blend of Jacuzzi pressure massage, Body jet, Steam, Sauna, etc., Shower with toughened glass on patch fitting or cubical bathtub as per specially designed scheme
- Master bedroom is have separate W.C. and Washbasin for his & her
- Chinaware, imported/high class wall hung W.C. and Washbasin in matching shades/colours of villeroy and Bosch & Duravit
- Includes Exhaust fan/Mirror/Towel Rack/Rod & Ring accessories
- Geysers of Venus heavy duty or equivalent make in all attached bathroom
- Walls with blend of Italian marble and texture paint upto ceiling
- Copper piping for water supply

Study Room

- Wooden Flooring
- Provided with Book Cabinet

Home Theatre

- Fitted with LED television with wooden flooring and paneling.

Balconies

- Italian marble Flooring
- External walls in texture paint in stone finish

Domestic facilities

- Centrally air conditioned
- Electric load of 30kva for each apartment
- 100 % power back up /load not exceeding 20kva per apartment
- Wireless internet facilities for all units
- Hydraulically pressurized water system
- Fire protection systems/Sprinklers, Heat and Smoke detectors
- 24 hours treated water supply
- Modular range SWitches/Sockets/MCBs,Copper wiring
- Fans one in each bedroom, lobby, kitchen and two fans in drawing/dining, family lounge
- Two wall light fixtures in each of the bedrooms wall
- Ceiling lights in lobby, kitchen and dining area
- Ceiling lights in the dining room
- Water softening plant

Security and technology

- 3 tier international standard security
- CCTV and video door phones
- Central music system
- Touch screen panel for central control of all rooms for lighting, sound and other electronic gadgetry /Curtain etc.

Recreational facilities

- Spa facility with lounge, treatment rooms, sauna and steam ,shower and washrooms
- Health club facility with equipped unisex gym fitted with cable TVs
- Sports facility with swimming pool with body splash
- Club with lounge, billiards room, card room, multi purpose hall, function lounge with bar and multi cuisine restaurant
- Separate dance and aerobics studio

Other specifications

- R.C.C structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by code, ensuring better safety
- Staircase and common entrance lobby and visitors lounge in granite & Italian marble

External features

- Plantation in common area with proper street light
- External walls in texture paint in stone finish

Environmental Features

- State- of-the-art waste water recycling plant
- Rain water harvesting
- Planned scientific garbage treatment & solid waste disposal
- Modern energy efficient property design

CAITRIONA RESIDENTIAL APARTMENTS COMPLEX

PRICES LIST

Basic Sale Price (BSP) including EDC/IDC & Bulk Electricity Charges *

- Ground Floor	Rs.22,000/- per sq. ft.
- First Floor	Rs 23,000/- per sq. ft
- Second Floor to Tenth Floor	Rs.24,000/- per sq. ft.
- Eleventh Floor (Penthouse)	Rs 25,000/- per sq. ft

Open Terrace area with Penthouse 40% of BSP

Interest Bearing Maintenance Security (IBMS) Deposit Rs.400/- per sq. ft.

*** Note:**

1. Prices of apartments facing Rajokri Greens are Rs.1000/- per sq.ft. extra on the above BSP.
2. Statutory cess/taxes are as per applicable rates.

PAYMENT PLAN

On application of booking 10% of BSP

Within one month of booking or against possession 90% of BSP + IBMS + Registration charges and statutory cess/taxes. (see note 6)

NOTES:

1. The External Development Charges (EDC) and Infrastructure Development Charges (IDC) are calculated on pro-rata basis as per rates and interest thereon applicable at the time of issuing of license to this Group Housing site. In case of any upward revision thereof by the Government agencies in future, the same would be recovered on pro-rata basis.
2. Rates/Prices are Escalation Free but subject to revision/withdrawal without notice at Company's sole discretion. No extra charges will be leviable, except due to change, if any, on account of Fire Safety norms or upward revision/levying of statutory dues by the Government of Haryana from time to time and/or other charges specifically mentioned in the application form and/or on revision/change in specifications/area etc..
3. Charges for Common Maintenance Charges/Sinking Fund/Club Membership etc. as specified in the application form and Apartment Buyer's Agreement are not part of BSP of the apartment and are payable extra as per applicable rates.
4. Apartments in 'The Caitriona Residential Apartments Complex' would be provided with 100% power back-up up to a load of 20KVA per apartment.
5. 2 car parking comes as an integral part of apartment. Any additional car parking will be offered subject to availability at additional rates/price, as applicable.
6. Stamp Duty, Registration Charges, Statutory cess/taxes shall be payable along with the last installment as applicable.
7. The customer would be liable to pay holding charges @Rs.10/- per sq. ft. per month, if he fails to take possession within 30 days from the date of offer of the possession by the company.
8. The allotment is subject to express assurance and undertaking of the allottee(s) that all the terms and conditions contained in Application Form and Apartment Buyer's Agreement particularly with regards to transfer and/or sale of the apartment in the complex are acceptable to him/her or them.
9. Rates /Prices /Charges indicated above are to be calculated on super area of apartments as defined in application form and Apartment Buyer's Agreement.
10. Rates /Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed terms and conditions, please refer to the application form and Apartment Buyer's Agreement
11. Apartment Buyer's Agreement Would be executed only on payment of 40 % of BSP .
12. All the terms and conditions as contained in the application for booking of the apartment and the Apartment Buyer's Agreement would be binding on the allottee.

Note: The above prices/Payment plans are subject to revision/withdrawal at any time without notice and at the sole discretion of the company.