



ONE INDIABULLS

By INDIABULLS REAL ESTATE LTD.

Sector-104, Gurgaon

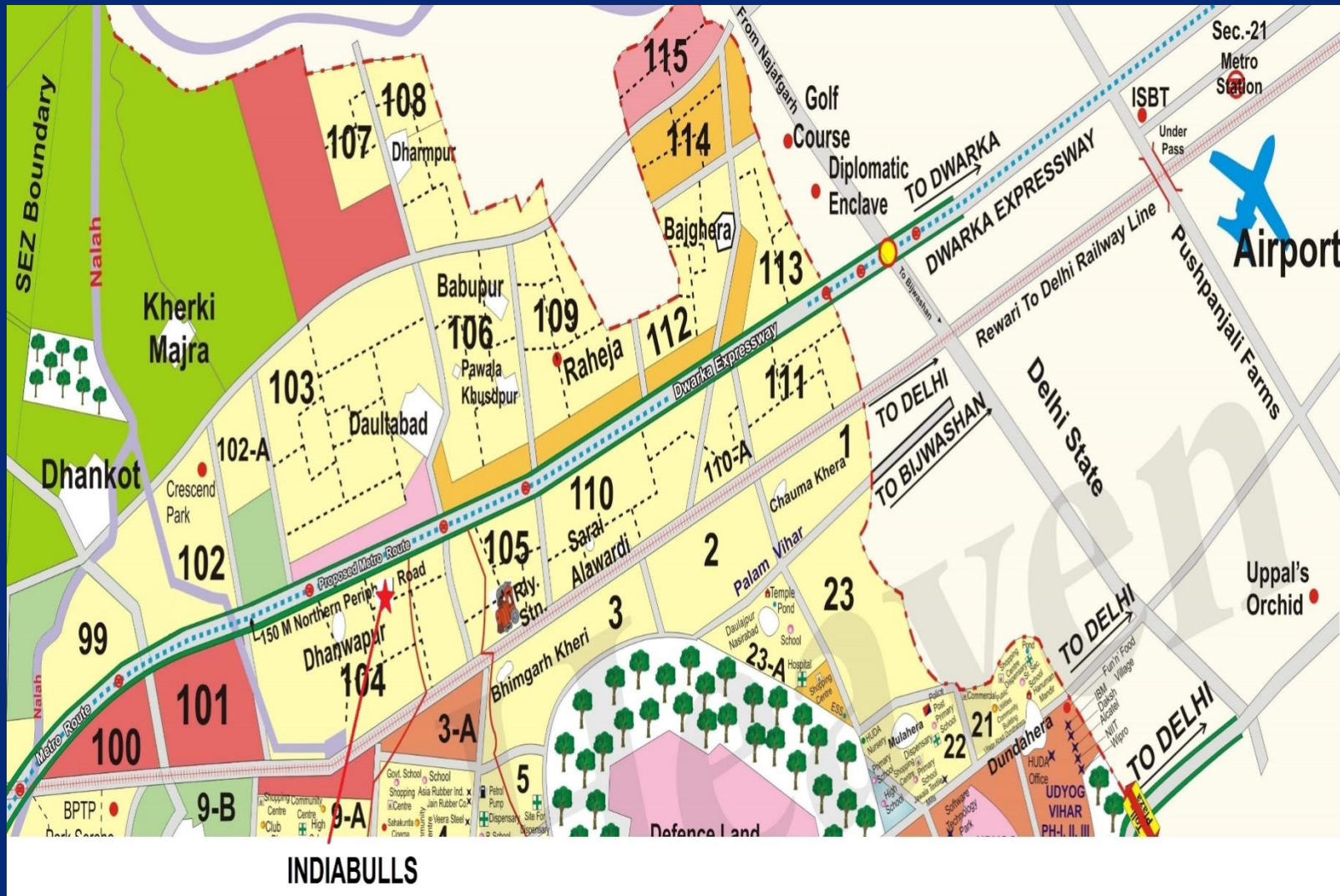
Premium Residences on DWARKA EXPRESSWAY

+918586866824

LOCATION

- ❖ 05 MINS AWAY FROM DELHI
 - ❖ 15 MINS AWAY FROM I.G.I. AIRPORT
 - ❖ 15 MINS FROM DLF CYBERCITY & AMBIENCE MALL
-
- 6KMSFROM SEC 21,METROSTATION OF DWARKA
 - LOCATED IN SECTOR 104,DWARKAEXPRESSWAY,GURGAON
 - 300 METRESFROMMAINDWARKAEXPRESSWAY
 - 500 METRESFROMUPCOMINGMETRO
 - 700 METRESFROMUPCOMING 100 ACRES OF DISTTPARK
 - 1 KM FROMSCHOOL&INSTITUTIONALAREA IN SEC-103
 - 2 KM FROMCOMMERCIALMALLS/MULTIPLEX IN SEC-109

THE LOCATION MAP



INDIABULLS

MASTER PLAN



Project Site

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FEATURES & AMINITIES

- **SEMI-FURNISHED FLATS (WITH FULLY FURNISHED WASHROOMS,MODULAR KITCHEN & 2 A/c's)**
- **ONE COVERED PARKING FREE WITH EACH FLAT**
- **UPTO 70% GREEN-AREA WITH PROFESSIONAL LANDSCAPING**
- **HIGH SPEED LIFTS AND LOUNGE IN EACH TOWER**
- **PARTY ROOMS, CENTRAL RO WATER PLANT**
- **CONVENIENT SHOPS & DISPENSARY WITHIN THE COMPOUND**

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SECURITY

- **CCTV CAMERAS AT ENTRANCE, ALL AROUND CAMPUS, LIFTS AND LOUNGE/LOBBY**
- **SECURITY GUARDS IN EVERY TOWER'S LOUNGE AND AT PROJECT ENTRY GATE**
- **SECURITY FENCING OVER BOUNDARY WALL**
- **ADEQUATE STREET LIGHTS FOR NIGHT SECURITY**

SPORTS

- **GYMNASIUM**
- **BADMINTON COURT**
- **TABLE TENNIS**
- **BILLIARDS/POOL**
- **SAUNA**
- **SPA**
- **SWIMMING POOL**
- **CHILDREN PLAY AREA**
- **WALKING AND JOGGING TRACK**

SPECIFICATIONS

- RCC STRUCTURE FOR EARTH QUAKERESISTANCEOF THE BEST KIND
- BRANDEDVITRIFIEDTILES IN ALLROOMS
- ANTISKIDTILES IN BATHROOMS
- INDIAN MARBLE/TILES AT COMMONPLACES
- COPPERWIRING,ELECTRICAL AND SANITARY FITTINGS
- FLUSHDOORS WITH HARDWOODFRAMES
- ALUMINIUM/UPVC WINDOW SHUTTERS
- PLASTICEMULSION PAINT
- SUPERIORAPEXEXTERNAL PAINT
- STAINLESSSTEELHANDLES AND LATCHES
- CHINAWARE SEATS AND WASHBASIN
- DOUBLE BOWL STEELSINKS IN ALLKITCHENS
- SINGLELEVERFITTINGS FOR SHOWER AND SINKS

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SALE PRICE (C.L.P Plan)

✓ Price: Rs. 4,800/- per sq.ft. ✓ EDC/IDC: Rs. 400/- per sq.ft.

Type	Area (Sq.ft.)	Price @ Rs. 4,800/-	EDC / IDC @ Rs. 400/-	Total Price @ Rs. 5,200/-
2 BHK	1175	56,40,000/-	4,70,000/-	61,10,000/-
2 BHK	1250	60,00,000/-	5,00,000/-	65,00,000/-
3 BHK	1470	70,56,000/-	5,88,000/-	76,44,000/-
3 BHK	1600	76,80,000/-	6,40,000/-	83,20,000/-
3BHK+SQ	1900	91,20,000/-	7,60,000/-	98,80,000/-

Payment Schedule:

- Initial 10% (10%) Within 15 Days of Booking
- Next 10% (20%) On Approval of Site Plan (Tentative By 30th Nov'16)
- Next 10% (30%) On Excavation (Tentative By 15th Dec.'16)
- Next 10% On Ground Floor Slab (Tentative By Sep'2017)
- Balance 60% 6 Instalments of 10% Construction link after every 4 Floors
(One instalment in 5-6 months)

SALE PRICE (30:40:30 P.L.P Plan)

✓ Price: Rs. 5,100/- per sq.ft. ✓ EDC/IDC: Rs. 400/- per sq.ft.

Type	Area (Sq.ft.)	Price @ Rs. 5,100/-	EDC / IDC @ Rs. 400/-	Total Price @ Rs. 5,500/-
2 BHK	1175	59,92,500/-	4,70,000/-	64,62,500/-
2 BHK	1250	63,75,000/-	5,00,000/-	68,75,000/-
3 BHK	1470	74,97,000/-	5,88,000/-	80,85,000/-
3 BHK	1600	81,60,000/-	6,40,000/-	88,00,000/-
3BHK+SQ	1900	96,90,000/-	7,60,000/-	1,04,50,000/-

Payment Schedule:

- Initial 10% Within 15 Days of Booking
- Next 10% On Approval of Site Plan (Tentative By 30th Nov'16)
- Next 10% On Excavation (Tentative By 15th Dec.'16)
- Next 40% On Super Structure Completion(30-33mnths from Excavation)
- Final 30% On Possession

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INCLUSIONS IN PRICE

- CLUB MEMBERSHIP FOR ENTIRE FAMILY
- ONE CAR PARKING WORTH Rs. 3 LACS
- COST OF MODULAR KITCHEN, 2 SPLIT AIR-CONDITIONERS

EXCLUSIONS

- Service Tax (As Applicable)- Excluded

OTHER DETAILS

- Booking Amount – Rs. 1 Lac Only
- Loans available from all major Banks

THANK YOU



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