





TENTATIVE ELEVATION





**PROJECT PLAN**

**PROJECT**  
 GROUP HOUSING FOR  
 SPR BUILTECH LTD.  
 AT SEC - 82, FARIDABAD

**CLIENT**  
 SPR BUILTECH LTD.  
 20/6, NUCHEM COMPOUND,  
 MATHURA ROAD, FARIDABAD, HARAYANA

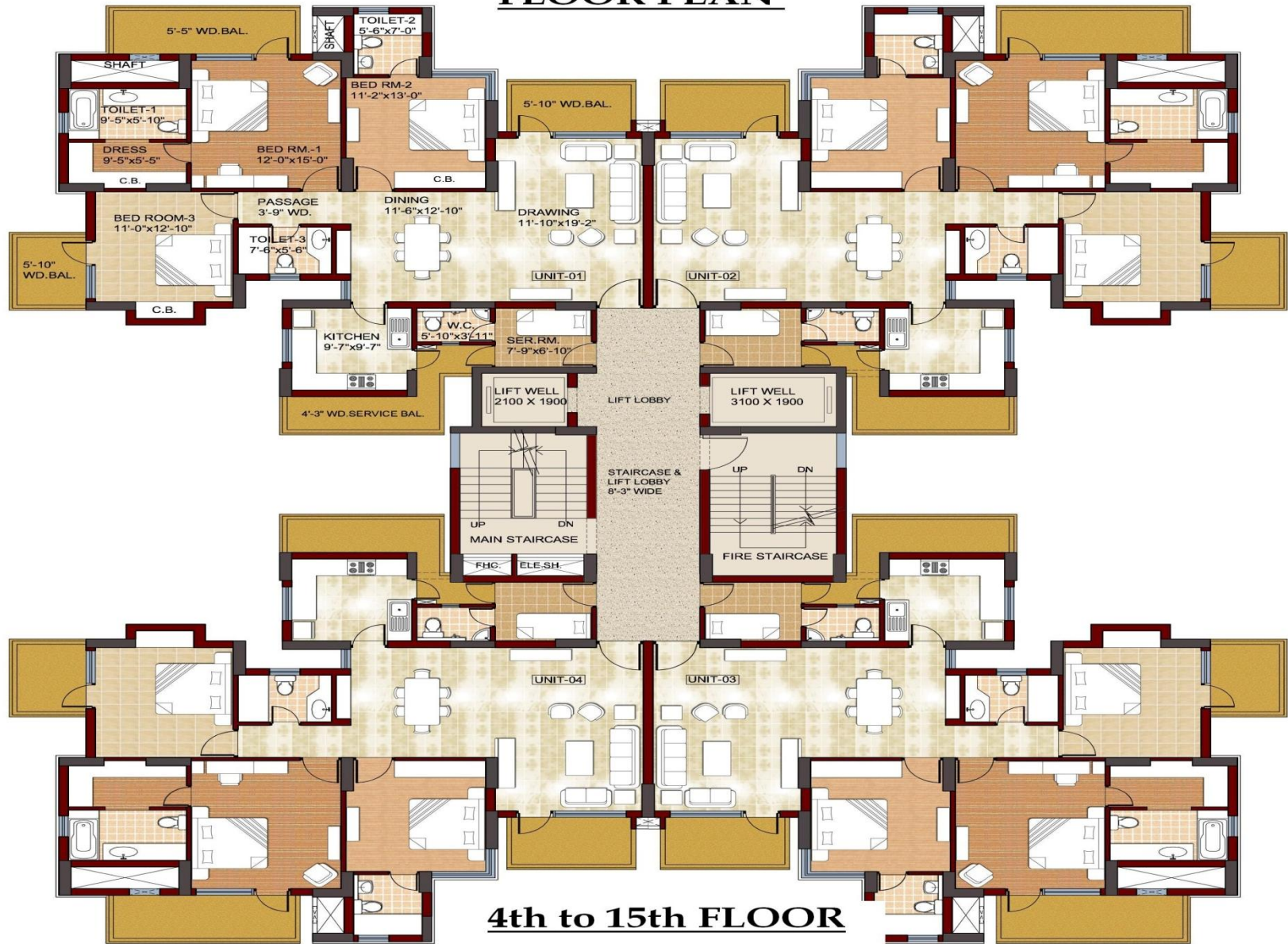
**ARCHITECT**  
 C.P. KUKREJA ASSOCIATES  
 GREEN PARK, NEW DELHI

**DRAWING TITLE**  
 FINAL MASTER PLAN



**LANDSCAPE ARCHITECTS**  
 DESIGN CELL  
 Gurgaon • Bangalore  
 www.designcell.in

# FLOOR PLAN



**4th to 15th FLOOR**





**UNIT PLAN - Saleable Super Area 2194 Sq.ft.  
(4th to 15th Floor)**

## PRICE LIST/PAYMENT PLAN

S. No.	Approx. Super Area in Sq. Feet	Accommodation	Floor	Sale Price [LUMSUM]	Booking Amount
1.	2150+(217 Sq. Ft. Lawn )	3BHK+ Utility & Lawn - right to use.	Ground floor	Rs.1,00,00,000/-	Rs. 500000/-
2.	2155	3BHK+Utility.	1 <sup>st</sup> to 3 <sup>rd</sup>	Rs.95,27000/-	Rs. 500000/-
3.	2194	3BHK+Utility.	4 <sup>th</sup> to 15 <sup>th</sup>	Rs.97,00000/-	Rs. 500000/-
<b>Additional Single Car Parking @ Rs. 3,00,000/- [ELECTROMECHANICAL]</b>					
<b>Additional Power Backup @ Rs. 50,000/-PER KVA</b>					

### PREFERENTIAL LOCATION CHARGES (PLC-Optional)

Ground Floor	6% of Sale Price
1 <sup>st</sup> floor	5% of Sale Price
2 <sup>nd</sup> floor	4% of Sale Price
3 <sup>rd</sup> floor	3% of Sale Price

### PAYMENT PLAN- Construction Linked Plan

At the time of Booking	Rs. 5,00,000/-
Within 45 days of Booking	10% of Sale Price less booking amount
Within 90 days of Booking	10% of Sale Price
On Start of Foundation	10% of Sale Price
On Start of Ground floor roof slab casting	7.5% of Sale Price
On Start of 2 <sup>nd</sup> floor roof slab casting	7.5% of Sale Price
On Start of 5 <sup>th</sup> floor roof slab casting	7.5% of Sale Price
On Start of 7 <sup>th</sup> floor roof slab casting	7.5% of Sale Price
On Start of 9 <sup>th</sup> floor roof slab casting	7.5% of Sale Price
On Start of 12 <sup>nd</sup> floor roof slab casting	7.5% of Sale Price
On Start of 15 <sup>th</sup> floor roof slab casting	7.5% of Sale Price
On Start of Internal Plaster	7.5% of Sale Price
On Start of flooring	5% of Sale Price
On offer of possession	5% of Sale Price + other Charges*

**Note:-**

1. Sales Price includes:
  - ❖ Club Membership
  - ❖ Usage rights for one Car Parking
  - ❖ Power Backup (2KVA)
  - ❖ Electric Connection Charges & Fire Fighting Charges
  - ❖ IFMS
  - ❖ EDC & IDC payable as on date is included in the rates.
2. \*Other charges constitute of Possession charges, maintenance charges, Stamp Duty and Registration charges, RWA membership etc. shall be paid extra
3. All taxes including Service Tax /VAT/ Labour Cess/GST (if applicable) shall be payable extra, as applicable
4. Price indicated above are subject to revision at the discretion of the company. Prices ruling on the date of booking shall be applicable.
5. In case of any further enhancement in EDC & IDC, IAC ( Infrastructure Augmentation Charges) or any other charges levied by government agencies/authorities, the same shall be payable on Pro-Rata basis as will be communicated by the company.
6. Possession will be offered within 36 months from the date of execution of buyer's agreement with penalty clause subject to terms and condition mentioned in the buyer's agreement.
7. Registration /stamp Duty and other charges as applicable would be payable by the allottee at the time of execution of conveyance deed sale deed which shall be payable extra
8. Any addition facility, if provided will be charged extra.
9. All building plan, layout, specification etc. are tentative and subject to variation and modification as decided by the company or competent authority sanctioning plans.
10. All cheques /DD should be made in favour of "SPR Buildtech Ltd." Payable at Faridabad /Delhi.
11. The allotment of the unit shall be subject to acceptance of the terms and conditions of the application form and the buyer's agreement.

**DISCLAIMER:-**

License no. 1264 of 2006 in the name of SPR Buildtech Ltd for development of a Group Housing Colony in village Bhatola, forming part of Sector-82, Faridabad on a piece and parcel of land admeasuring 10.256 acres consisting of total No. of 543 units including 82 No. of EWS units. Building Plans sanctioned vide Memo No. 23580 dated 17.09.2007, revised vide Memo No. ZP-213/JD(DK)/2010/10154 dated 18.08.2010 and further revalidated vide Memo No. ZP-213/SD(DK)/2015/15551 dated 20.08.2015 in respect of Tower No.1

## **SPECIFICATIONS**

- 1. WALL FINISH**
  - a. Internal/ Living/Bedrooms-Painted in Acrylic emulsion paint
  - b. Utility Room-Painted in Acrylic emulsion paint
  - c. Lift lobbies-A acrylic emulsion paint
  - d. External-Combination of textured paint & apex paint finish
  
- 2. FLOORING**
  - a. Living/Dining-Vitrified tiles
  - b. Bedroom- Vitrified tiles in all bedrooms
  - c. Utility room -vitrified Tiles
  - d. Balconies- Anti-skid ceramic tiles
  - e. Lift Lobbies-Selected marble flooring & lift cladding
  
- 3. AIR-CONDITIONING**
  - a. Provisions for copper conduit and drainage pipes for split air- conditioning in all rooms.
  
- 4. KITCHEN**
  - a. Flooring-Vitrified tile
  - b. Dado-Ceramic tiles above working platform/Acrylic Emulsion paint
  - c. Platform-Granite counter with stainless steel sink with drain board.
  
- 5. TOILETS**
  - a. Wall-Selected ceramic tiles
  - b. Flooring-Anti-Skid ceramic tiles
  - c. Fitting-Granite counter, sanitary fixtures (Cera or Equivalent) with single lever CP fitting (Jaquar or Equivalent)
  
- 6. Miscellaneous**
  - a. External Doors & windows-Powder coated aluminum glazing
  - b. Internal Doors-European style flushed door shutters with hardwood frames.
  - c. Entrance Doors-European style Hardwood shutters with fly proof shutter with Hardwood frames
  - d. Electrical-Modular switches (of Legrand or equivalent make) and copper wiring (of Ram Ratna/Finolex or equivalent make)

---

**NOTE:-** THE SPECIFICATIONS ARE TENTATIVE, MAY CHANGE.





*Marketed by:*

**Madhyam.com**

**Follow us on:**  /teammadhyam  /teammadhyam

E-mail: [info@madhyam.com](mailto:info@madhyam.com)

**Corporate Address:** 4th Floor, Matrix Tower, Sec-132, Noida (U.P) -201301