

“EMILIA FLOORS”
At
Vatika India Next, Gurgaon



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EXCLUSIVE FLOORS BY VATIKA

INDICATIVE DEVELOPMENT CONCEPT



amit dey

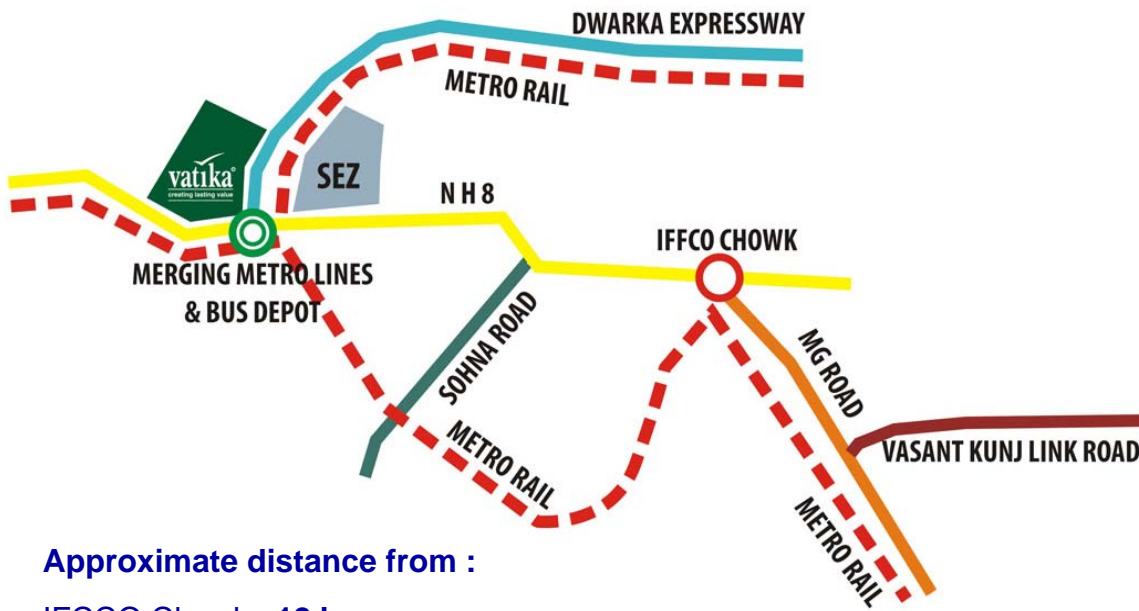
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**Urban Woods, independent floors on 360 sq.yrds at Vatika Infotech City, Jaipur .*

FUTURE next



Approximate distance from :

- IFFCO Chowk : 12 kms
- International Airport : 25 kms
- Rajiv Chowk : 6 kms
- Haldiram's : 1 km
- Vatika Triangle : 13 kms
- Vatika City, Sohna Road : 10 kms
- DLF Phase 1 : 14 km s

India Next will be life beyond your imagination, where living will be more comfortable and approachable due to its strategic location and world class infrastructure.

A mega "Future Ready" integrated township project. Strategically located on the intersection of two 8 lane expressway's - the NH8, and the new proposed one connecting to North West Delhi Walking distance from proposed metro hub at the intersection of South Delhi- Gurgaon metro line and the Dwarka metro line Proposed ISBT project coming up in close vicinity. Spread through the prime sectors 82, 82A, 83, 84, 85.

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"Future Ready"
integrated township project



**Master Plan
Vatika India Next, Gurgaon**



**Site for EMILIA Floors,
Sector 82,
Vatika India Next**

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THE CONCEPT

Low rise row-housing.

Ground + 2 Structure on 180 Sq.yds plot.

Ground floor gets individual front & back garden with covered verandas.

1st & 2nd floor gets large balconies & terraces.

Common access to top terrace.

Reserved parking slot for each floor.

Provision for power backup.



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Floor Plans & Specifications

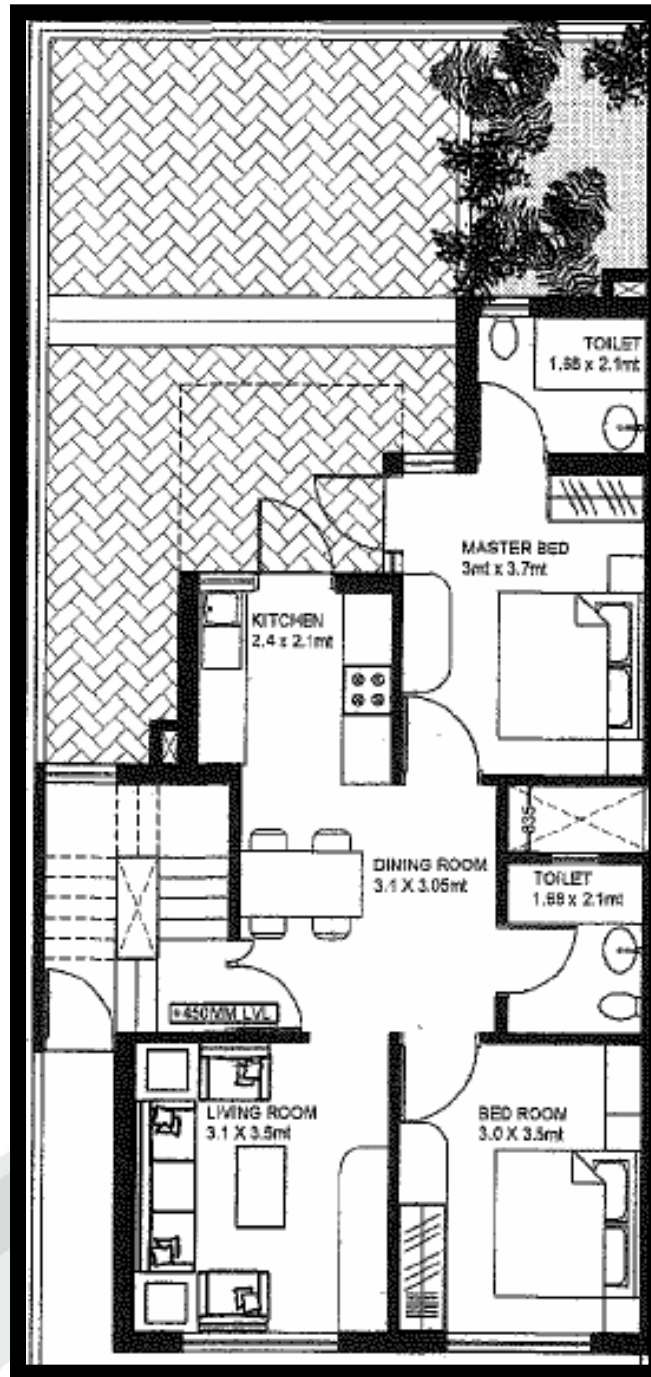


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Ground Floor Plan

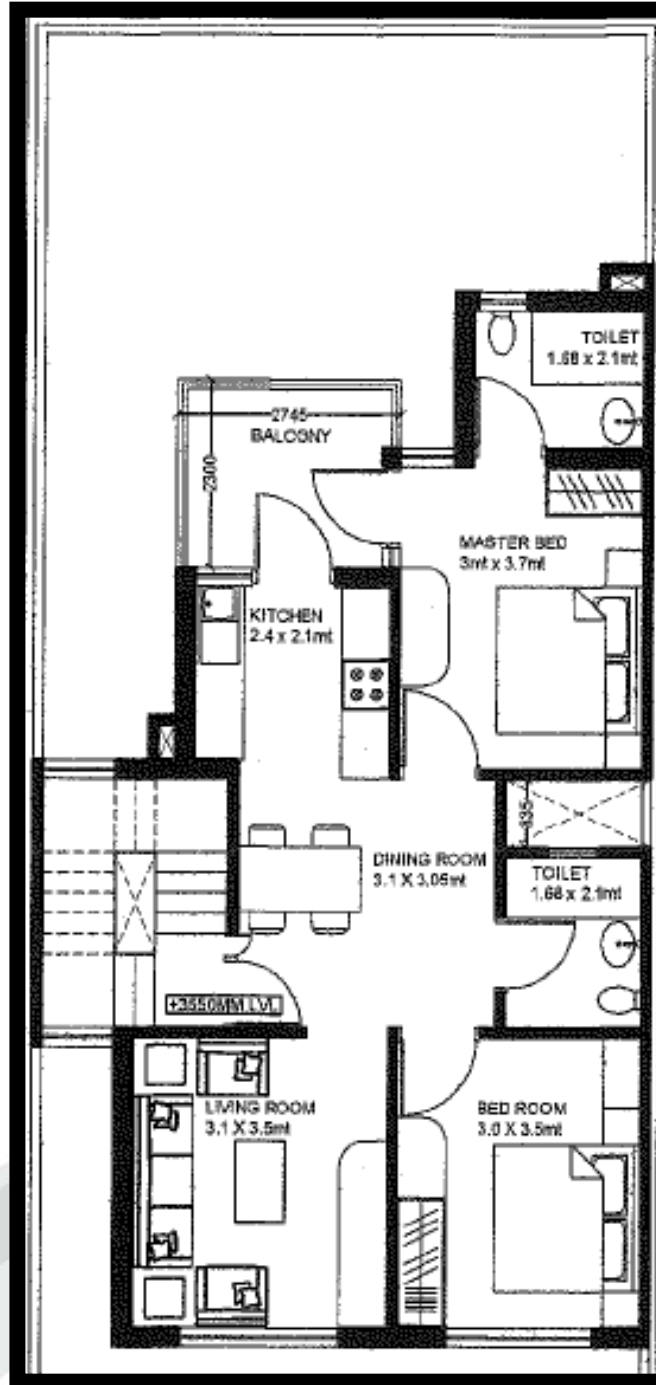


Built-Up Area : 781.25

Equivalent Super Area : 1091.67 sq.ft.

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First Floor Plan

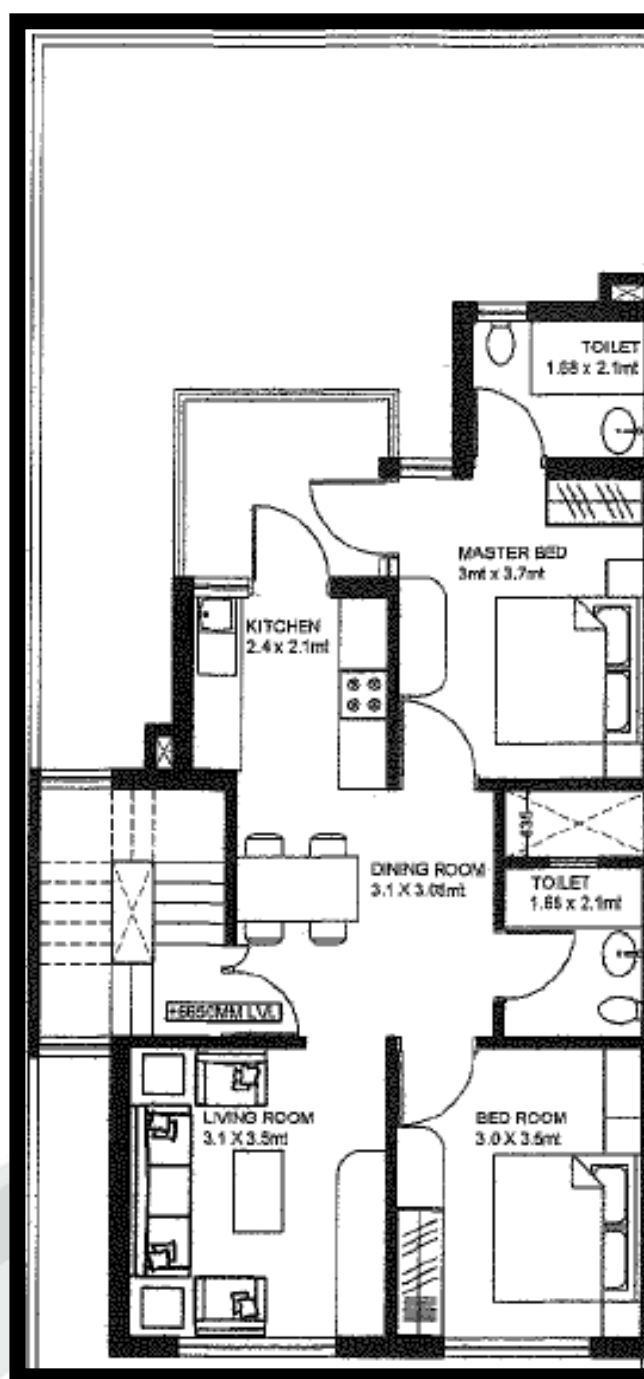


Built-Up Area : 781.25

Equivalent Super Area : 1091.67 sq.ft.



Second Floor Plan



Built-Up Area : 781.25

Equivalent Super Area : 1091.67 sq.ft.

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Specifications

Living / Dining / Bedrooms: Vitrified tiles flooring, OBD.

Toilets: Anti-skid ceramic tiles, Branded sanitary fittings and fixtures, Pattern glazed tiles on walls.

Kitchen: Granite counter, stainless steel sink, ceramic tiles on the wall over counter.

Electrical: Complete electrical wiring with branded sockets & switches.

Doors & Windows: Flush doors with wooden frame, Window panes with glazed aluminum/ durable wood.

Provision for Inverter : Inverter wiring for all electric/power points to be done by the developer.



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Sale Prices (Plot Size: 180 sq.yds)

Unit Type	Built-up Area (Including Staircase)	Equivalent Super Area	Basic Sale Price
2BR -GF	781.25 sqft	1091.67	Rs. 21,43,500
2BR - FF	781.25 sqft	1091.67	Rs. 19,93,500
2BR -SF	781.25 sqft	1091.67	Rs. 20,43,500

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Payment Plan

At the time of Booking (To be completed in 30 days)	10%
Within 60 days or Allotment (whichever is later)	10%
Within 60 days from Allotment or Commencement of Earthwork at site (whichever is later) (This installment and all subsequent installments can be availed through Home Loan)	15%
On completion of Foundation	10%
On casting of Ground Floor Roof Slab	15%
On completion of Super Structure	15%
On completion of Brickwork with Plaster	10%
On completion of Flooring Work	10%
On offer of Possession	5% + IFMS + Stamp Duty & Registration Charges



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Down Payment Plan

At the time of Booking (to be completed in 30 days)	10%
Within 60 days or Allotment (whichever is later)	80%
On offer of Possession	10% + IFMS + Stamp Duty & Registration Charges



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Thank You !



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