



## The One-Stop Shop for Your Home

We provide chargeable services and guidance for

- ❖ Land selection
- ❖ Designing and Architectural
- ❖ Facilitating Sanctioning of Plans by Authorities
- ❖ Turnkey Construction
  - Civil Construction
  - Doors & Windows
  - Plumbing
  - Electrical Including Lift
  - Finishing with Modular Kitchens
  - Fixed Interior Elements
- ❖ Facilitating Completion Certificate by Authorities
- ❖ Complete Interiors \*
- ❖ Furnishing & Furniture \*

\*Quotation On Request

Fully Ready Homes at  
INR 2400/Sft with Modular  
Kitchens and Lift



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## Land Selection

We provide chargeable services and guidance for selection of land based on your requirements and as per Vaastu. Services Include:

- ❖ Assistance in securing Land
- ❖ Assistance in Execution of Land Transfer by Authorities
- ❖ Facilitation of mutations in Developer/Corporation records

Our charges are 1% of the Land transaction value

## Design, Architectural, Structural, Electrical & Plumbing Services

We take part in direct consultations right from the start with your or our empanelled architects to fill any communication and co-ordination gaps. We have architectural firm on our panel who will:

- ❖ Custom Design and Vaastu Verify Layouts for your approval
- ❖ Provide Layout drawings and Elevations
- ❖ Prepare 2D and 3D models, as desired
- ❖ Finally provide work drawings for construction

For material selection and interiors, catalogues, samples, market visits shall be made as and when required. Out-of-scope work will be chargeable and the charges will be notified beforehand



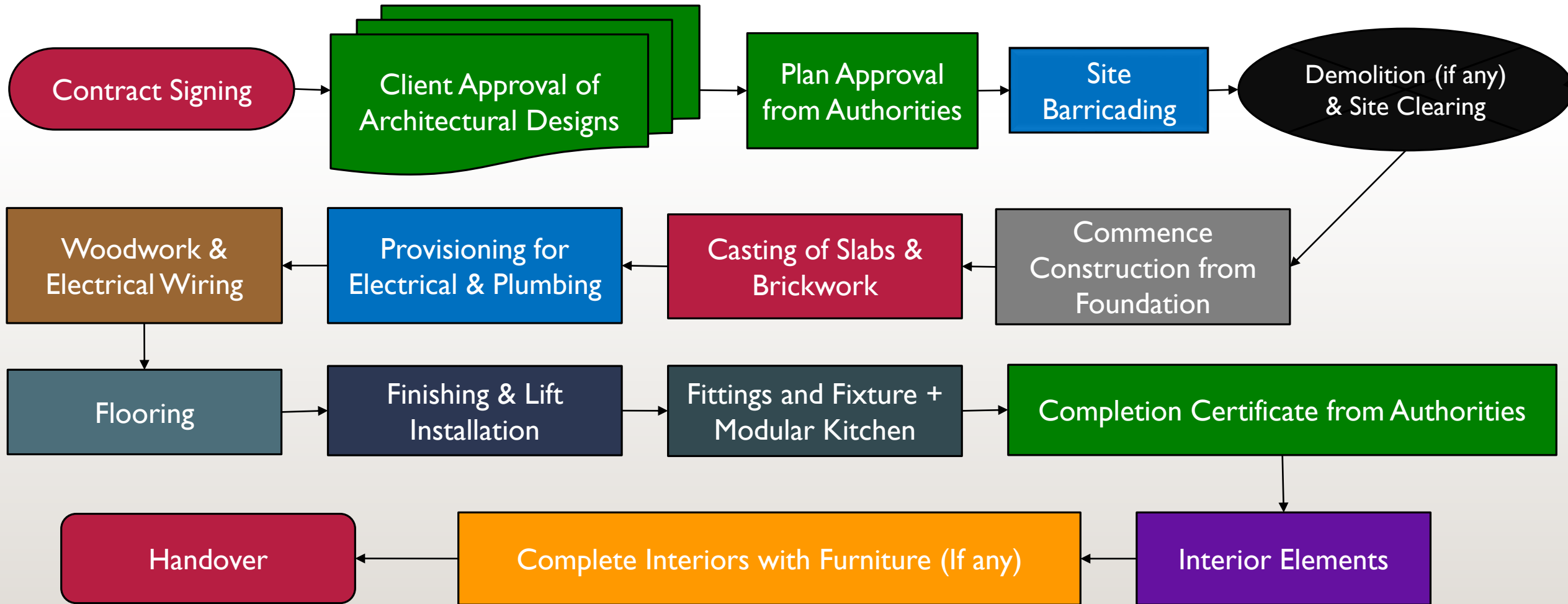
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# At every step we guide you through ***Your Home Journey...***





### Demolition of existing Structure (if any) / Clearance of Site

Owners Have The Option To Either Choose The Demolition Contractor Recommended By Us Or Go Ahead With Anyone Of Their Choice. Owners Will Have To Bear The Cost Of Demolition And Proceeds/Income (If Any) From The Process Will Also Go To The Owner. Period Of Demolition Shall Not Be Considered To Be A Part Of The Project Timeline.

### **:::::::::SHELL WITHOUT FINISHES INCLUDES:::::::::**

### Architectural & Structure Design (As Per Vaastu And IS Code)

Building Layouts, Elevations And Working Drawings For Civil, Plumbing And Electrical Works. Earthquake Seismic Zone IV Complaint. Provisioning For Each Extra Floor Will Be Chargeable At INR 50.00/Sq. Ft. Of Total Covered And Half Covered Area.

### Site Barricading & Material Covering

Site and Building Barricading To Protect Neighbours And Contain Dust And Debris As Per NGT Rules

### Foundations, Cloumns, RCC Walls & Roof Slabs Including Beams And Cantilivers

Site Clearing, Layouts, Excavation, PCC, TMT Steel (Grade FE-500) With Site-Mix Concrete Or RMC Of M25 Grade Or As Specified By Structural Engineer.

### Cladding And Internal Partitions

External Cladding in AAC Blocks. Fly Ash Bricks In Partitions. As per the IS codes And Dimensions.

### Internal And External Plaster

Cement-Sand Plaster To Be Applied. Mesh To Be Used On Joints Of Dissimilar Materials.

### Floor To Floor Height

Upto 10 ft. There Shall Be Additional Charges If Double Heights Are To Be Created.

### Plumbing Design

Single-Stack Plumbing System Design. Water Supply For Each Home From Respective Water Tanks

### Water Meters

Provision For Water-Meters As Per Local Law

### Piping For Plumbing In Kitchen, Bathrooms and Balconies

Water Supply, Wastewater and Sewage using CPVC and PVC Pipes And Fittings Along With Control Valves As Per IS Code.

### Water Tanks

Underground Tanks: 1500 Litres RCC Tank For Each Home. Construction Done With Commercial Tiling And Waterproofing.

Stilt: Water Point Shall Be Provided. Water Drawn From All Main Tanks.

Overhead Water Tanks: 1000 Litres Triple Layer Virgin Plastic Tank Per Home.

### Rain Water Harvesting

As Per Norms





## .....SHELL WITHOUT FINISHES INCLUDES.....

### Manholes, Catch-basins & Gully Traps

Covered By Exposed Iron Cover, As Per Services Design.

### Rain Water

Stack Line Piping for Rain Water. Drain Construction In Front Of The House.

### Waterproofing

Polymer with Brick Bat Koba Based Waterproofing On Terrace, Mumty. Polymer Based Waterproofing In Bathrooms And Underground Water Tanks as per IS Code.

### Electricity Panel and Meters Provision

Provision As Per Local Laws. The Main Electricity Panel (Box Only) Shall Be Placed In The Stilt Area.

### Electrical Conduits & Provisioning For Electrical Switches and MCB

PVC Electrical Conduits as per Drawings. GI Boxes Shall Be Provided For Switches and Distribution Boards for MCB's

### Provisioning for Inverter

Provisioning Only For All Light, Fans and 6 Amp Points

### Provisioning for Air Conditioners

Copper Pipes of 1/2 and 1/4 To Ensure Compatibility With 10 mm Insulation And 4-Core Wire of 2.5 sq. mm Thickness. Average Length Of The Copper Pipe And Drainage Pipe Between The Outdoor And The Indoor Unit Will Be Upto 5 Metres.

### Anti Termite Treatment

Done At Plinth Level With Anti-Termite Chemical, As Per IS Code

### Water and Electricity Bill During Construction

Paid By Us From The Day Of Handover Of Plot To The Day Of Delivery.

### Provisioning for Lift / Lift Shaft

Done As Per Structural Drawing & Lift Requirement.

### Rear & Side Boundary Wall

The Boundary Wall On The Sides And Rear Shall Be Made As Per Sanctioned Drawings With Fly Ash Bricks and Cement Plaster

### Approvals

Efforts for Approvals Of Building Plan Sanction, Water And Temporary Electricity Meter Installation, Payment Of Labour Cess, And Completion Certificate etc are taken care of by us. However, All Official And out-of-pocket expenses will have to be borne by the owner on actual basis.



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Finishing Items		Finishes Options to go with your Shell			
Description	Upto per/Sft or Unit	Elegant	Leisure	Luxury	
Architectural 2D and 3D Plans			✓	✓	
Flooring And Skirting					
Glazed Vitrified Tiles for sizes Upto 4ft x 2ft / Laminate Wooden High Gloss/Low Gloss/Textured	₹ 60.00	100%	40%		
Indian Marble (Morward/Baroda Green/Teak/Milky white) with Diamond Polish	₹ 75.00		60%		
Italian Marble (Botticino/Perlato/Traventine) with Diamond Polish	₹ 250.00			100%	
Tiles in Kitchen (2ft Above Counter) and Toilets (Upto False Ceiling)					
Vitrified Tiles Sizes Upto 2ft x 2ft Size	₹ 40.00	100%			
Vitrified Special Tiles	₹ 90.00		100%		
Vitrified Luxury Tiles	₹ 200.00			100%	
Counter Tops in Kitchen and Toilets					
Granite (Desert Green/Balta Flower/GD Brown/Icon Brown/Rajasthan Black)	₹ 100.00	100%	100%		
Granite (Superior)(Black Galaxy, Lakha Red)	₹ 200.00			100%	
Stairwell					
Granite (Desert Green/Balta Flower/GD Brown)	₹ 100.00	100%	100%	100%	
Plaster of Paris Punning (POP)					
All Internal Walls & Ceilings With Superior Gypsum powder		100%	100%	100%	
Kobe In Gypsum With Framing And Mesh		20%	40%	100%	
Aesthetically Designed Mouldings in Gypsum		100%	70%	100%	
Elegant Designs and Termite-Proof Mouldings in Wood			30%	50%	



Finishing Items	Finishes Options to go with your Shell			
Description	Upto per/Sft or Unit	Elegant	Leisure	Luxury
<b><u>Doors And Windows (External)</u></b>				
Aluminium (In colours Or Wood Designs) Power Coated With Reflective Glass		100%		
UPVC With Single Reflective Glass, Dust Proof			100%	
UPVC With Sandwiched Double Glass with Vacuum Wall, Noise and Dust Proof				100%
Factory Made Harwood Door Frames With Moulded Door Shutters, Matching Side Mouldings, Termite-Proof and Fire Resistant, Spirit Polished With Fittings (Upto INR 2000.00)		90%	90%	
Factory Made CP Teakwood Door Frame With CP Teak Panelled Door Shutters And Matching Side Mouldings, Termite-Proof And Fire Resistant, Melamine Polished With Fittings Upto INR 9000.00		10%	10%	100%
<u>Modular Kitchen With Shutters Finished In High Gloss Laminate Without Fixtures</u>		100%		
<u>Modular Kitchen With Shutters Finished In High Gloss Laminate With Fixtures</u>			100%	
<u>Modular Kitchen With Shutters Finished In High Gloss Laminate With Fixtures And Appliances</u>				100%
<u>Cupboards In Bedrooms With Shutters Finished In High Gloss Laminate Without Fittings (Upto 42 Sft per Bedroom)</u>		100%	100%	
<u>Cupboards In Bedrooms With Shutters Finished In High Gloss Laminate With Fittings (Upto 42 Sft per Bedroom)</u>				100%
Steel Railing In Staircase With Enamel Paint And Spirit Polished Wooden Hand Rail		100%	100%	
Stainless Steel Railing In Staircase Using 304 Grade Stainless Steel				100%





SAMSUNG



Schindler



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Finishing Items	Finishes Options to go with your Shell			
Description	Upto per/Sft or Unit	Elegant	Leisure	Luxury
<b>Painting Internal</b>				
Premium Emulsion Washable Paint From 100's Of Shades		100%	90%	
Luxury Velvet Emulsion Stain Resistant Paint From 100's Of Shades			10%	90%
Textured wall and ceilings				10%
<b>Exterior Finishes</b>				
Exterior Superior Weather Resistant Apex Paint		100%	50%	20%
Texture Paint (Superfine, Rustic Sand)			40%	70%
Granite (Desert Green/Balta Flower/GD Brown/Icon brown)	₹ 100.00		10%	
Cladding Tiles In Italian Marble Designs/High Pressure Wooden Laminate	₹ 300.00			10%
<b>Electrical Work</b>				
Fire Resistant Wiring, Modular Switches, Telephone, Internet Wiring, Distribution Board MCB and ELCB, Plate Earthing, Energy Metre And Main Panel Electical Fittings		100%	100%	100%
LED Lighting, Exhaust Fans & Ceiling Fans	₹ 45,000.00	100%		
LED Lighting, Exhaust Fans & High Speed Ceiling Fans (With Chandelier in Living Room)	₹ 65,000.00		100%	
LED Lighting & High Speed Ceiling Fans (With Chandelier in Living Room and Wireless Controls in 50% of the Home)	₹ 85,000.00			100%
Wall Mounted Split Room Air Conditioners			100%	100%
Home Wired Security System With Video Door Phone		100%	100%	100%
6 Passenger Elevator with Stainless Steel Finished Doors		✓	✓	✓
<b>Plumbing And Sanitary Fixtures</b>				
Stainless Steel Sink And Faucet	₹ 15,000.00	100%	100%	100%
Wash Basin, WC, Shower Panel and CP Fittings Per Bathroom	₹ 35,000.00	100%		
Wash Basin, WC, Shower Panel and CP Fittings Per Bathroom	₹ 65,000.00		100%	
Wash Basin, WC, Shower Panel and CP Fittings Per Bathroom	₹ 1,10,000.00			100%
Glass Shower Cabins with SS Patch Fittings		67%	100%	100%





Still Floor - Parking Area

Finishing Items		Finishes Options to go with your Shell			
Description		Upto per/Sft or Unit	Elegant	Leisure	Luxury
OTHER AREAS					
<b>Balconies</b>					
Indian Marble Flooring (Morward/Baroda Green) With Diamond Polish		₹ 75.00	100%	100%	100%
Steel Railing In Staircase With Enamel Paint			100%	50%	50%
Stainless Steel Railing In Staircase Using 304 Grade Stainless Steel And Glass.				50%	50%
Fire Resistant Wiring, Modular Switches and LED Fixtures			100%	100%	100%
<b>Stilt Area, Open Areas And Driveway</b>					
Granite Flooring (Desert Green/Balta Flower/GD Brown)		₹ 100.00	100%	100%	100%
Exterior Apex Paint			100%	100%	100%
Entrance Gates - Only Front Facade			100%	100%	100%
Fire Resistant Wiring, Modular Switches and LED Fixtures			100%	100%	100%
<b>Terrace's</b>					
Ceramic Tiles 2X2		₹ 45.00	100%	100%	100%
Grass Carpet		₹ 60.00			100%
<b>Basement</b>					
Vitrified Tiles 2ft x 2ft		₹ 40.00	100%	100%	
Granite (Desert Green/Balta Flower/GD Brown)		₹ 100.00			100%
All Internal Walls & Ceilings With Superior Gypsum Powder			100%	100%	100%
Premium Emulsion Washable Paint from 100's Of Shades			100%	100%	100%
Fire Resistant Wiring, Modular Switches, Telephone, Internet Wiring, 16Amp Switch, Distribution Board MCB's, Plate Earthing, Energy Metre And LED Lighting & Fans		₹ 1,00,000.00	100%	100%	100%



# COSTINGS

Area	Detailed Definition	Shell with Finishes Options		
		Elegant	Leisure	Luxury
Covered Area	Area covered from four sides with a roof. i.e. Habitable Areas, Enclosed Area at Stilt Level, Staircase, Lift Shaft, Under-Ground Water Tanks, Mumty. Double Height Ceiling Area & Internal Duplex Staircase If Any Shall Be Counted On Both Floors.	₹ 2,400.00	₹ 2,800.00	₹ 3,950.00
Half Covered Area	Balconies, Stilt and Sunken Courtyards (if Any). Area with slab but not enclosed by wall like car parking area.	₹ 1,300.00	₹ 1,400.00	₹ 1,400.00
Basement	Basement area including retaining wall and staircase, lift shaft, lift lobby.	₹ 1,800.00	₹ 1,800.00	₹ 1,900.00
Open Area	Terraces Area Open to Sky, Courtyards, Setback and Shafts areas open to sky. Shafts with area less than 50 sq. ft. will be counted on each floor.	₹ 500.00	₹ 500.00	₹ 500.00

Note:	This is an approximate and average price for stilt + 4 floors configuration, with Lift and Modular Kitchen
	The Cost Increases 10% if total built up area is less than 5000Sqft.
	Taxes Such as GST shall be Chargable Extra. Current GST Rate is 18%
	This is an estimation as of Jan 2020.
	We reserve the right to change prices and specification without any prior notice.





# Payment Plan

Milestone	Milestone Definition	Payment
Contract Signing	Signing of Contract	1%
Floor Plan Finalization	Finalization of Floor Plans	2%
Handover of Plot	On Receipt Of Sanctioned Plan Approvals And Issuance Of Good for Construction Drawings	4%
Start of Each Slab	Start Of Column Erection For Each Floor. Each Floor, Stilt Or Basement (If Any) To Have 1 Slab Each. (Divided Equally Over Number Of Slabs)	40%
Start of Block Laying	1st Day Of Brick/Block Laying On Project Site	5%
Start of Services-Provisioning (AC, Plumbing, Electrical)	1st Day Of Work Commencement On Site For Either Of The Services Mentioned.	8%
Start of Flooring	1st day of delivery of flooring material on sites. (Flooring elements may arrive at stages for easier storage).	10%
Start of Woodwork (Door, window, Modular Kitchen, Wardrobe)	Day of delivery of raw wood at site for working (wood may arrive at stages for easier storage).	10%
Start of Finishing	1st day of delivery of paint at sites (all paint might not be delivered to site on 1st day itself).	5%
Lift	Day of Delivery of Lift	5%
Start of Fitting & Fixtures	1st day of delivery of Bathroom Fixtures on sites.	5%
Invitation for Handover & Completion Certificate	Actual Handover with warranty, certificates, legal papers etc.	5%



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## **Contact Us:**

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