

GOLE  
ISLAND

*Your shot at a perfect life*

# FACING THE LONGEST GOLF COURSE OF INDIA



# SITE LAYOUT & TOWER PLANS





Future Development

E

2

F

1

2

G

1

H

1

2

1

4

2

3

B

1

4

2

3

A

1

2



# TOWER PLANS

## TOWER A



## TOWER B



# TOWER PLANS

## TOWER C



## TOWER F

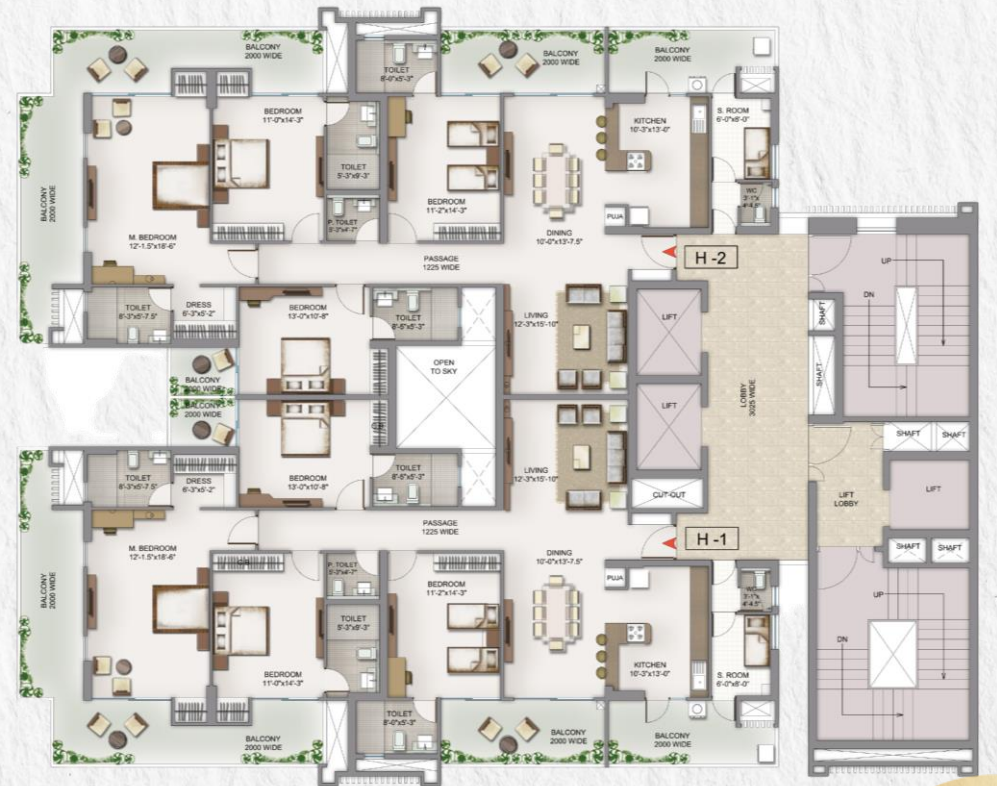


# TOWER PLANS

## TOWER G



## TOWER H



# FLOOR PLANS





4BHK  
+  
S. ROOM

CARPET AREA  
1,681 Sq. Ft.

PRIVATE USABLE AREA  
2,323 Sq. Ft.

SUPER BUILT UP AREA  
3,310 Sq. Ft.



# SPECIFICATIONS



## STRUCTURE & COMMON AREAS

Earthquake resistant structure. Top of the line cement, steel and construction parameters are being used at all times, including Mivan shuttering for RCC framework. Double Glazed Glass Façade. VRV/ VRF Airconditioning inside the Apartments

## LIVING & DINING ROOM

Floor: European/ Italian marble

Walls: Acrylic emulsion paint

Ceiling: Part false ceiling with acrylic emulsion paint

Main Door: Paneled shutter (8 feet high) with biometrics/ digital locks

## BEDROOMS

Floor: European/ Italian marble in master bedroom & engineered wooden flooring in all other bedrooms

Walls: Acrylic emulsion paint

Ceiling: Part false ceiling with acrylic emulsion paint

Doors: Paneled shutter

Wardrobe: Modular and designer wardrobe in all rooms

## BATHROOMS

Floor: European/ Italian marble in master bathroom & designer/ anti-skid tiles in all other bathrooms

Walls: Combination of imported marble/ designer tiles, acrylic emulsion paint & mirror

Ceiling: Acrylic emulsion paint

Doors: Paneled shutter

Counter: European/ Italian Marble/ Corian/ Granite/ Glass

Sanitaryware/ CP Fittings: 3 fixture in all bathrooms

Fittings/ Fixtures: High quality/ imported CP & sanitary fittings including glass shower partition, under counter vanity, geyser



## KITCHEN

Floor: European/ Italian marble

Walls: Combination of marble/ granite/ tiles

Ceiling: Acrylic emulsion paint

Counter: Granite/ Corian

Fixtures and Fittings: CP Fittings with double bowl ss sink

Appliances: Modular kitchen with under and over the counter cabinets, crusher, hob & chimney, microwave, oven, refrigerator, geyser

## BALCONY

Floor: Anti-skid tiles

Ceiling: Exterior grade paint

Railing: SS & glass

## S. ROOM

Floor: Vitrified Tiles

Walls: Acrylic emulsion paint

Ceiling: Acrylic emulsion paint

Toilet: Ceramic tile flooring & cladding upto door height

## LIFT AND LIFT LOBBY

Floor: European/ Italian Marble

Walls: Combination of European/ Italian marble/ stone & acrylic emulsion

Others: Air conditioned lift lobbies, furniture, designer ceiling lights

## STAIRCASES

Floor: Granite/ anti-skid tiles

Walls: Oil bound distemper



## FIRE FIGHTING SYSTEM

Sprinklers, smoke detectors & alarm system as per norms

## PLUMBING

Corrosion proof cPVC piping for water supply inside bathrooms & kitchens & uPVC pipes for stacks

## ELECTRICAL

Fixtures/ Fittings: Modular switches, copper wiring, provision for ceiling fans in all bedrooms & ceiling light in kitchen, bathrooms, balconies & passages

Power Back-up: 100% for apartments

## EXTERIOR FINISH

Glazing with combination of stone, paint, glass, metal etc.

## SECURITY SYSTEM

Secured gated community with access control at entrances & CCTV for parking areas & entrance lobby at ground floor and other common areas

## BASEMENT

Floor: VDF/ tremix flooring/ tiles in the parking

Walls: Oil bound distemper

Others: Stack parking, electric car charging points



# PAYMENT PLANS



## CONSTRUCTION LINKED PAYMENT PLAN

Sr. No.	Milestone	Demand Structure
1.	At the time of booking	Rs. 10 Lakhs ( <i>lumpsum</i> )
2.	Within 15 Days of Booking	9% of TSV ( <i>less booking amount</i> )
3.	Within 45 Days of Booking	11% of TSV
4.	Within 90 Days of Booking	10% of TSV
5.	On Completion of 3 <sup>rd</sup> Floor Slab	10% of TSV
6.	On Completion of 6 <sup>th</sup> Floor Slab	10% of TSV
7.	On Completion of 9 <sup>th</sup> Floor Slab	10% of TSV
8.	On Completion of Super Structure	10% of TSV
9.	On Commencement of Interior Work	10% of TSV
10.	On Application of Occupancy Certificate	10% of TSV
11.	On Offer of Possession	10% of TSV + IFMS + PC

TSV	Total Sales Value
IFMS	Interest Free Maintenance Security
PC	Possession Charges + Registration Charges



## POSSESSION LINKED PAYMENT PLAN

Sr. No.	Milestone	Demand Structure
1.	At the time of booking	Rs. 10 Lakhs ( <i>lumpsum</i> )
2.	Within 15 Days of Booking	9% of TSV ( <i>less booking amount</i> )
3.	Within 60 Days of Booking	16% of TSV
4.	On Completion of Ground Floor Slab or* 31.01.2024 <i>*whichever is later</i>	25% of TSV
5.	On Completion of Super Structure	25% of TSV
6.	On Offer of Possession	25% of TSV + IFMS + PC

TSV	Total Sales Value
IFMS	Interest Free Maintenance Security
PC	Possession Charges + Registration Charges





## DOWN PAYMENT PLAN

Sr. No.	Milestone	Demand Structure
1.	At the time of booking	Rs. 10 Lakhs ( <i>lumpsum</i> )
2.	Within 15 Days of Booking	9% of TSV ( <i>less booking amount</i> )
3.	Within 60 Days of Booking	81% of TSV
4.	On Offer of Possession	10% of TSV + IFMS + PC

10% discount on Basic Cost under Down Payment Plan

TSV	Total Sales Value
IFMS	Interest Free Maintenance Security
PC	Possession Charges + Registration Charges



## BANKING/ PAYMENT DETAILS

Sr. No.	Particulars	Details
1.	Beneficiary Name	GARUR ENTERPRISES LLP
2.	Particulars of RERA Collection Account	
	A. Name of the Bank	Yes Bank Limited
	B. Branch City	Kapashera, New Delhi
	C. RTGS/ NEFT Code	YESB0000066
	D. Account Number	006672500000015

Please ask for QR Code to initiate EOI



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RERA Registration Number: DLRERA2023P0007

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