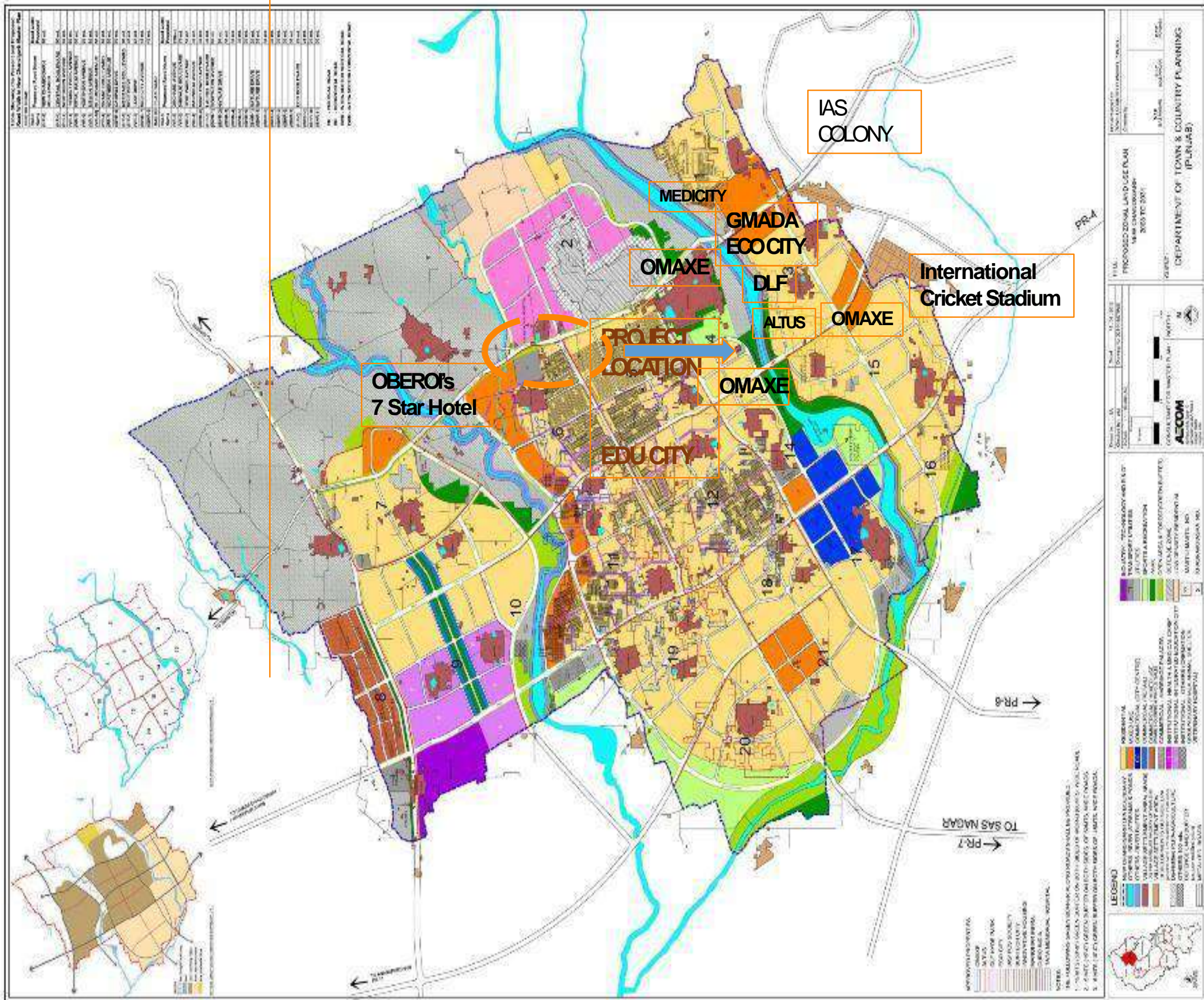


Florence Park

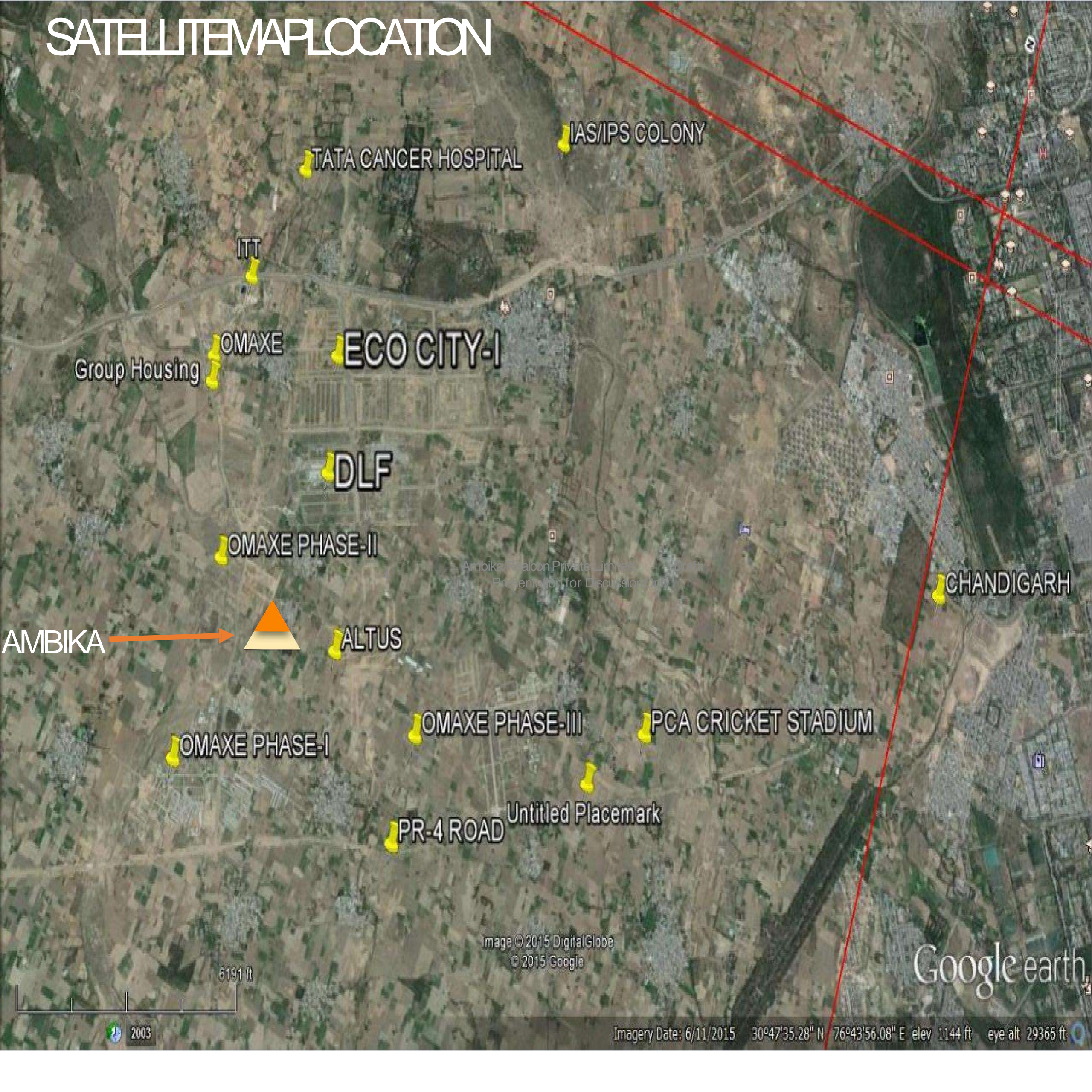
New Chandigarh



Florence Park



SATELLITE MAP LOCATION



TATA CANCER HOSPITAL

IAS/IPS COLONY

ITT

Group Housing

OMAXE

ECO CITY-I

DLF

OMAXE PHASE-II

Ambika Realcon Private Limited Draft Presentation for Discussion Only

AMBIKA



ALTUS

OMAXE PHASE-I

OMAXE PHASE-III

PCA CRICKET STADIUM

PR-4 ROAD

Untitled Placemark

CHANDIGARH

6191 ft

Image © 2015 DigitalGlobe © 2015 Google

Google earth

2003

Imagery Date: 6/11/2015 30°47'35.28" N 76°43'56.08" E elev 1144 ft eye alt 29366 ft

LOCATION ADVANTAGES



Metro to come in Phase 1 connecting Tri City with New Chandigarh.

New City Centre of approx. 180 acres to be developed by GMADA

New International Cricket Stadium being developed by Punjab Cricket Association (PCA)

2 mins	400 ACRES MEDICITY
2 mins	700 acres Education City
4 mins	40 acres PCA STADIUM

Close proximity to New Education Hub (700 Acres) of the Tri-city as well as Medi-city (400 Acres) which is set to have Bedded Kings College Hospital of England, Tata cancer Hospital, New PGI, Max Super-Specialty Hospital, Grewal Eye Institute among others.

LOCATION ADVANTAGES



New Chandigarh is a third satellite town of UT - Chandigarh apart from Mohali and Panchkula. The site is 440 feet on VR-6 Road (200' wide sector road). The site is connected through 200 ft wide roads being extension of Madhya Marg and Dakshin Marg- the two main roads of Chandigarh.

8 mins

PGI & PU, Chandigarh

12 mins

TAJ, JW MARRIOTT,
Sec 17, Sec 35,
Chandigarh

Approximately 700 families already residing in the vicinity. The project is surrounded by already developed townships by DLF, Omaxe and GMADA. The project is also en-route Oberoi Group's new 7 Star Hotel from Chandigarh.



PROJECT LAYOUT

CLUB-IRIS (Approx. 15000 Sq. ft.)



CLUB-IRIS (Approx. 15000 Sq. ft.)

Approx. 2700 sq. ft. of Health Club



Dedicated Play Area for Childrens



Kids Pool with Slides



Indoor Gaming Facilities



Banquet Hall



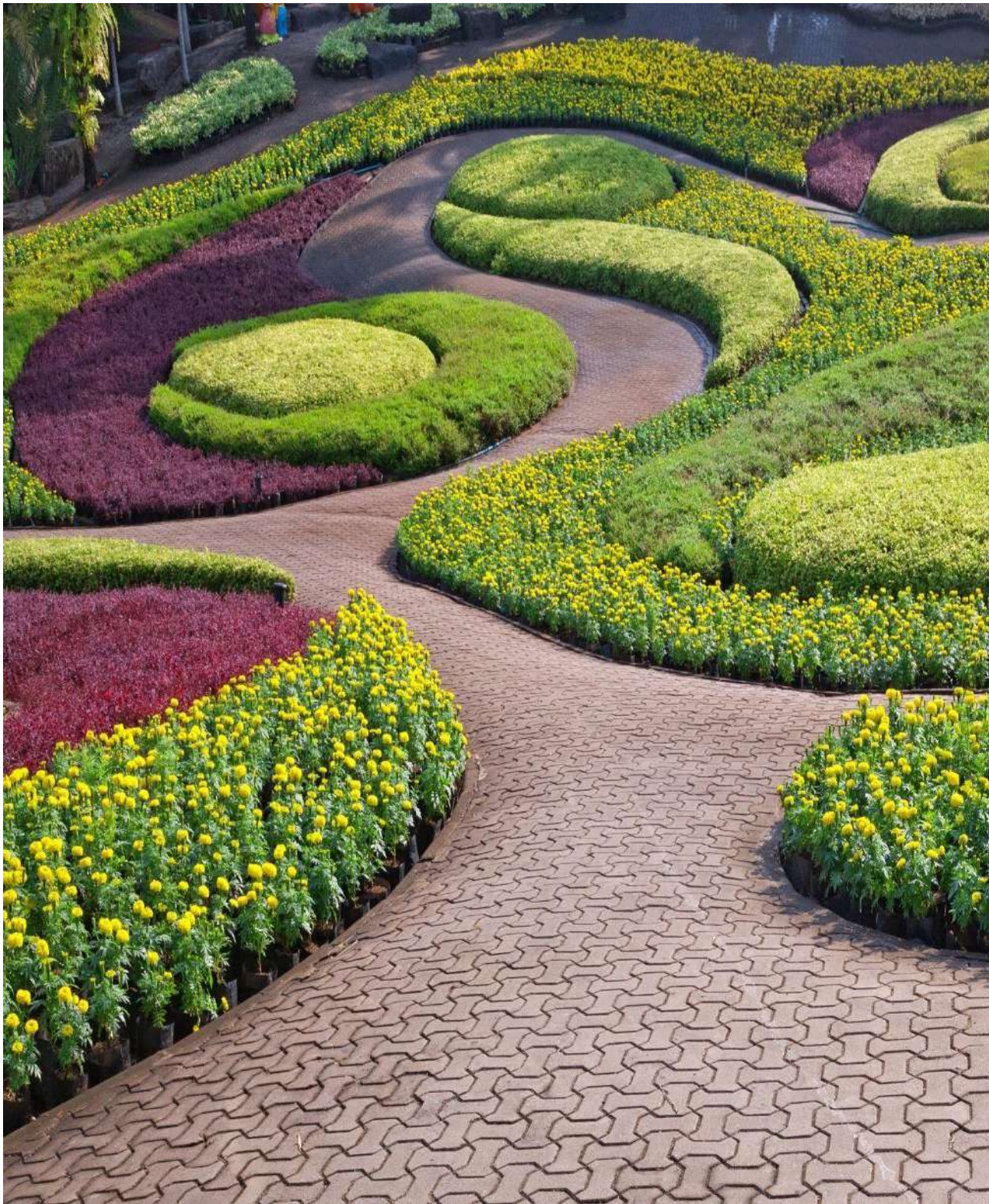
Restaurant



Play School Cum Creche



Central Green Park – Baboli Gardens



Yoga & Meditation Lawn



4 – Theme Based Childrens Park



PHASE I

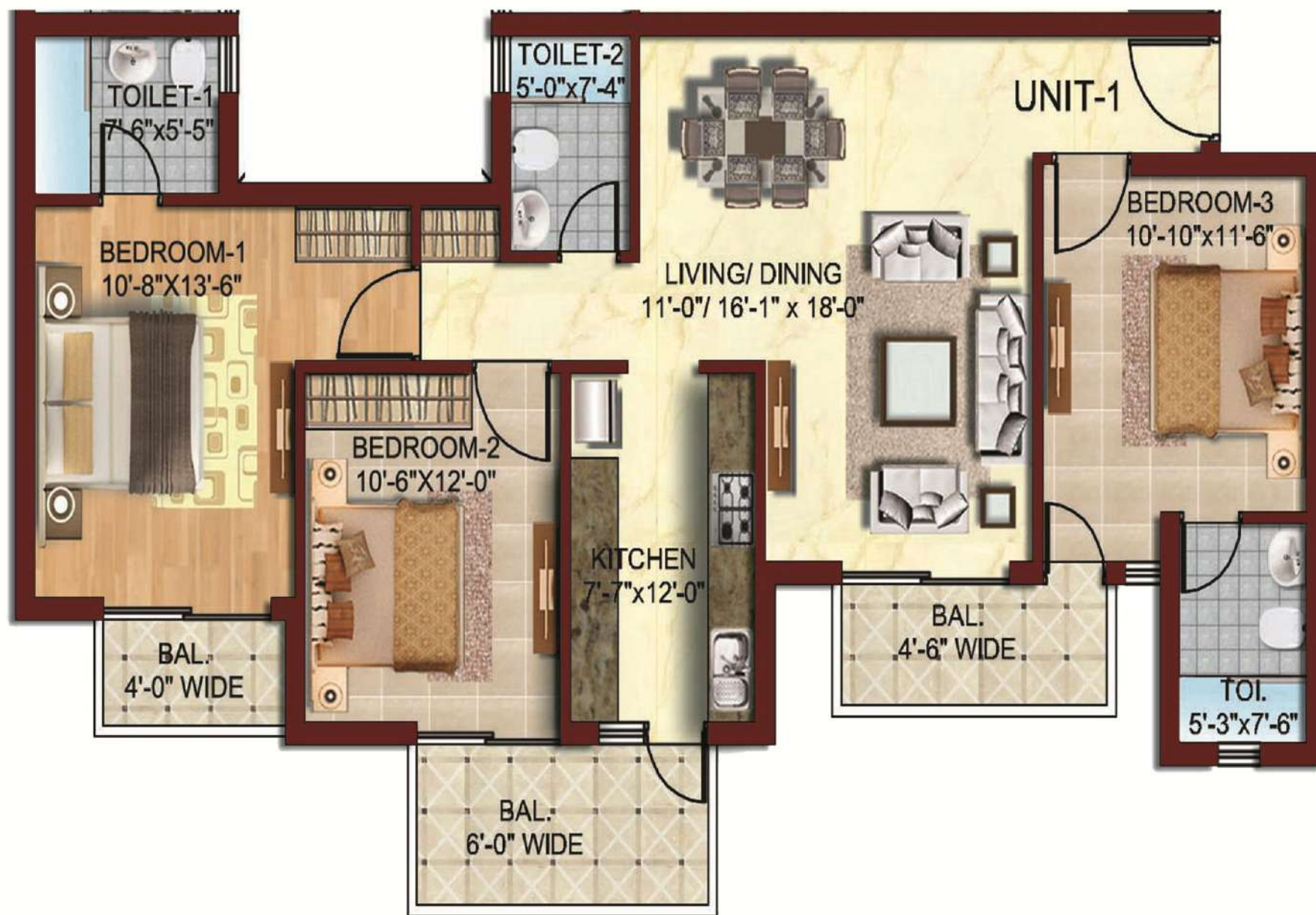
PRIMROSE A,B&C



UNIT 2

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
2	811	910	205	215	1330

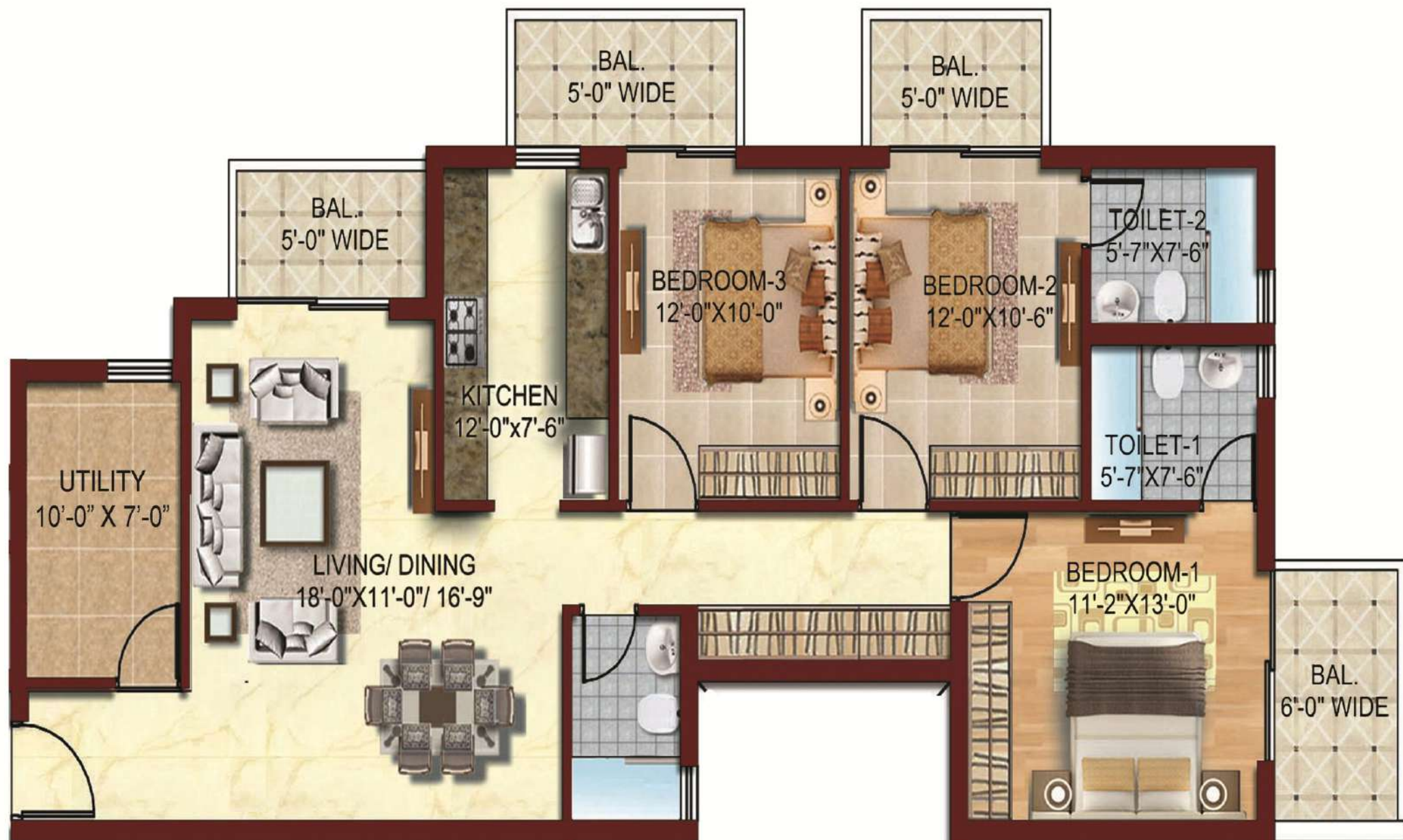
2BHK



UNIT 1 & 6

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
1 & 6	998	1114	230	261	1605

3BHK



UNIT 3 & 4

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
3 & 4	1119	1226	261	288	1775

3BHK+UTILITY

PHASE II

ORCHID A&B

ORCHID TOWER A & B



UNIT PLAN 1 & 4

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
1 & 4	1418	1565	234	331	2130

1 sq. mtr. = 10.764sq.ft.

3BHK+SERVANT



UNIT PLAN 2 & 3

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
2 & 3	1667	1832	317	396	2545

1 sq. mtr. = 10.764sq.ft.

4BHK+SERVANT

PHASE III

ASTER A,B&C



ASTER TOWER
3BHK + UTILITY

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
UNIT 1-2 (3BHK+UTILITY)	1195	1324	210	268	1800



ASTER TOWER
3BHK + SERVANT

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
UNIT 1-4 (3BHK + SERVANT)	1360	1495	210	315	2020

- High Quality and design specifications of the Unit and Elevations
- Location Advantage
 - Just 8 minutes drive from PGI
 - Medicity/EduCity/PCA Stadium nearby
 - Opp more than 600 acres of Open Green Space
 - Entry from 200 Ft Wide Road with front of 440 Ft
 - Well connected through Chandigarh's Madhya Marg and Dakshin Marg
- More Than 80% of the Total Area under Green and open spaces
- HighTech Three Tier Security, Guards at Project Entry and each Tower, EPABX, Security Camera's
- In front of upcoming Hotel, Service Suites, Retail and office complex
- Superior CLUB with all Modern Facility
- Loads of Sports, Entertainment and Children Facilities
- Three Lifts per Tower including one Service Lift

➤ Green Project Building with

- 30% of the Roof Top with Solar Power Plant providing electricity for common Area
- Use of ACC fly ash Based walls, RMC and other Environmental Friendly Building Material
- Solar Powered Outer Street Lighting
- Only Use of LED's in the project
- Bank Loans available from all Leading Banks.

- Sewerage Treatment Plant and recycling of the Water for Horticulture and Sewerage
- All Rooms with Direct Sun Light and Ventilation
- Use of UPVC based Windows and external doors



Bank loans available from:

<p>यूको बैंक (भारत सरकार का उपक्रम) UCO BANK (A Govt. of India Undertaking) सम्मान आपके विश्वास का Honours Your Trust</p>	<p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra ONE FAMILY ONE BANK A Govt. of India Enterprise</p>
<p>HDFC HOME LOANS WITH YOU, RIGHT THROUGH</p>	<p>AXIS BANK</p>
<p>United Bank of India (A Govt. of India Undertaking) The Bank that begins with U</p>	<p>TATA CAPITAL Home Loans We only do what's right for you</p>
<p>ICICI Home Search (A division of ICICI Home Finance Company Limited)</p>	<p>Indiabulls HOME LOANS Ab Ghar Aa Jao</p>
<p>Aditya Birla Finance Home Loans</p>	<p>ADITYA BIRLA FINANCE</p>
<p>LIC HFL LIC HOUSING FINANCE LTD</p>	<p>State Bank of India THE BANKER TO EVERY INDIAN</p>



Florence Park
New Chandigarh

PROPOSED SPECIFICATIONS

Structure	Earthquake Resistant RCC framed Structure
External Finish	Appropriate finish of Texture Paint of Exterior grade.
Living / Dining Room	
Flooring	Premium Vitrified Tiles
Walls	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint. False Ceiling with Cove as per design.
Bedrooms	
Wardrobe	Wardrobe in Master Bedroom
Flooring	Laminated wooden flooring in Master and Premium Vitrified Tiles in other Bedrooms
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint
Toilets	
Flooring	Premium Anti Skid Vitrified Tiles
Wall DADO	Complete Wall - Premium Vitrified Tiles
Ceiling	Plastic Emulsion Paint
Fittings	Premium sanitary fixtures of Jaguar/Duravit/Toto or equivalent. Mirror, other CP fitting incl. Showers of Grohe/Jaguar or equivalent
Kitchen	
Cabinet	Premium/Italian Design Modular Kitchen Cabinets of Hettich/Similar with appropriate finish.
Flooring	Premium Anti Skid Vitrified Tiles
DADO	Premium Vitrified Tiles upto 2ft. Above counter
Wall Finishes	Vitrified Tiles/Plastic Emulsion Paint + Commercial Tile behind cabinet for Protection
Ceiling	Plastic Emulsion Paint
Counter	Pre Polish Premium Granite
Balcony	
Flooring	Anti Skid Vitrified Tiles
Wall Finishes	Appropriate finish of Exterior grade Paint.
Ceiling	Appropriate finish of Exterior grade Paint.
Handrails	Designer MS Railing
Doors & Windows	
Doors	First Class seasoned hardwood frame with flush shutter having teak finish laminated doors
Windows/Ventilators	UPVC Sections
Staircases	
Riser & Treads	Granite Upto 3rd Floor and Rest - Indian Marble/Stone.
Wall Finishes	OBD
Ceiling	OBD
Handrails	MS Railing
Lifts	Three lifts including One Service Lift of Premium Brand to be provided in each tower to access all the floors
Entrance Lobby	Double Height entrance lobby Lobby Flooring with patterned Italian Marble/granite.
Electrical Fittings	PVC Concealed with Conduit i/c copper wiring, TV outlets in Living & all Bedrooms with modular switches & Sockets. Telephone Outlet in Living room. Electrical point for Split type Airconditioners in every room. Protective MCB's. Electrical points for Kitchen Chimney & HOB.
Power Backup	Power back-up as per Size of the apts (Minimum 3 KVA per unit). 100% backup for Lifts & Common Areas, Emergency and safety facilities.
Plumbing	All internal plumbing in GI/CPVC/Composite. Underground water tanks with pump house & tubewell uninterrupted supply of water Drain Points for Split type Air conditioners in every room.



THANK YOU