

NESTLED
IN THE LAP OF
NATURE



UMANG



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TABLE OF CONTENTS

| | |
|-------------------------------|---------|
| About Monsoon Breeze..... | 3 |
| Location Map..... | 4 |
| Upcoming Developments..... | 5 |
| Site Plan With Amenities..... | 6 |
| Floor Plans | 7 - 12 |
| Tentative Specifications..... | 13 - 14 |
| Payment Plan..... | 15 |
| Cost Sheet..... | 16 |

3

ABOUT MONSOON BREEZE

Nestled in the lap of nature, the Monsoon Breeze, Sector-78, Phase-I, Gurgaon is surrounded by acres of serene and majestic spaces spread across 12.514 acres of total land area in Gurgaon. This is a premium property targeted at the young and promising professionals working in the IT companies, MNC firms, Ad and Communication Agencies, Retail Industry, Hospitality, Health and many more in the adjoining areas.



A choice of 2BHK + Study , 3BHK & 4BHK + Servant Premium Residences near WET & WILD RESORT, 0km from NH8 in Sector-78,Gurgaon.

SNAPSHOT

NEW TOWERS

2BHK + STUDY +2T

3BHK + 3T

4BHK + 4T + Servant

Total Land Area 11 acres

Unit Size Options

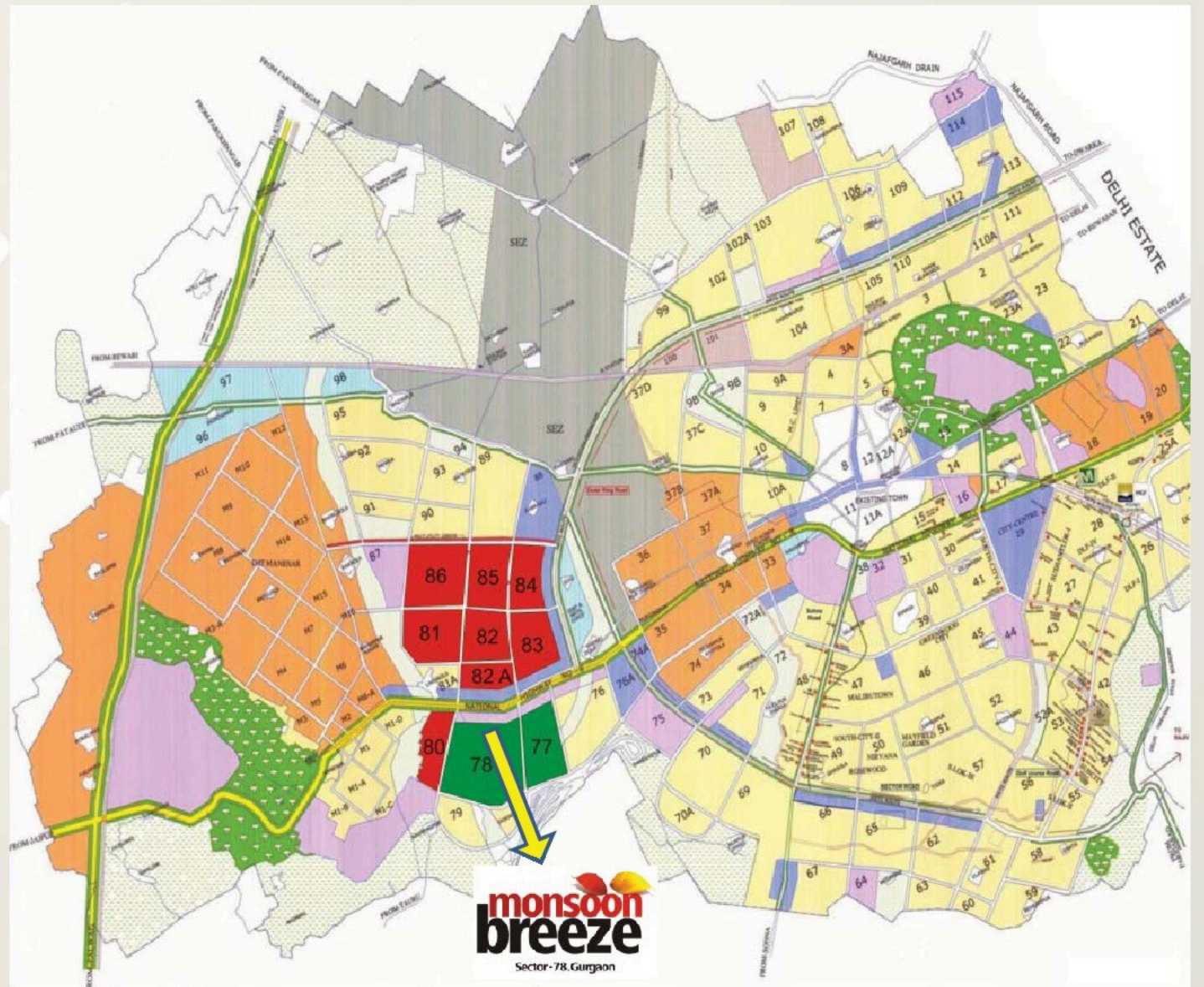
1377 sq.ft

1726/1730sq.ft

2158/2220 sq.ft

4

LOCATION MAP





5

UPCOMING DEVELOPMENTS

PROPOSED METRO STATION

In the next phase of Metro in Gurgaon the proposed metro station on the route is just 1km from the site, this will improve the connectivity between the site and Gurgaon City.

TOLL GATE

Gurgaon- Manesar Toll gate which is presently near Haldiram is being proposed to be moved to KMP expressway in near future as & when it is operational.

NH 8 WIDENING

Widening work at NH8 is in progress and will be completed in next 12 - 18 months period. It will further reduce the driving time to reach at the site from Old Gurgaon and Delhi.

5 STAR HOTELS

Some huge upcoming commercial projects like Uppal's JW Mariott, Hyatt, Radisson etc. are in close vicinity of the site.

6

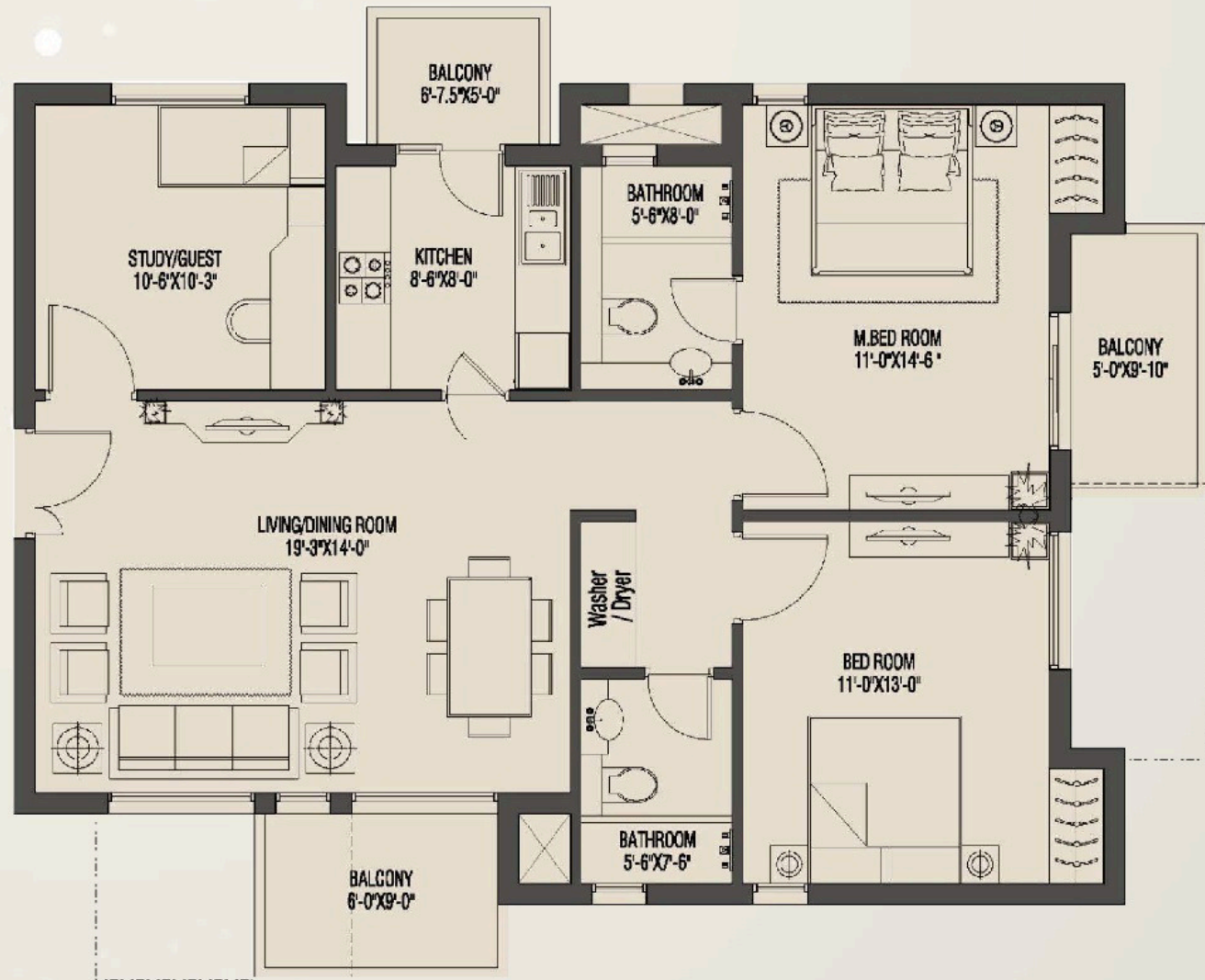
SITE PLAN WITH AMENITIES

1. Commercial Plaza with provision for Retail, Fine Dining & Food Court, Creche & Day Care Facility.
2. Basement/Covered Parking.
3. Multi-purpose play courts for tennis, badminton, basketball, volleyball.
4. Club house with cafeteria, library & reading room, indoor play courts, gym & spa, recreation & socializing areas, mini banquet.
5. King size swimming pool, kids & toddlers pool
6. Large central greens with theme parks, water bodies & gardens.
7. Jogging track, secured toddler zones, kids play area & multipurpose field for playing & social events.



7

FLOOR PLAN

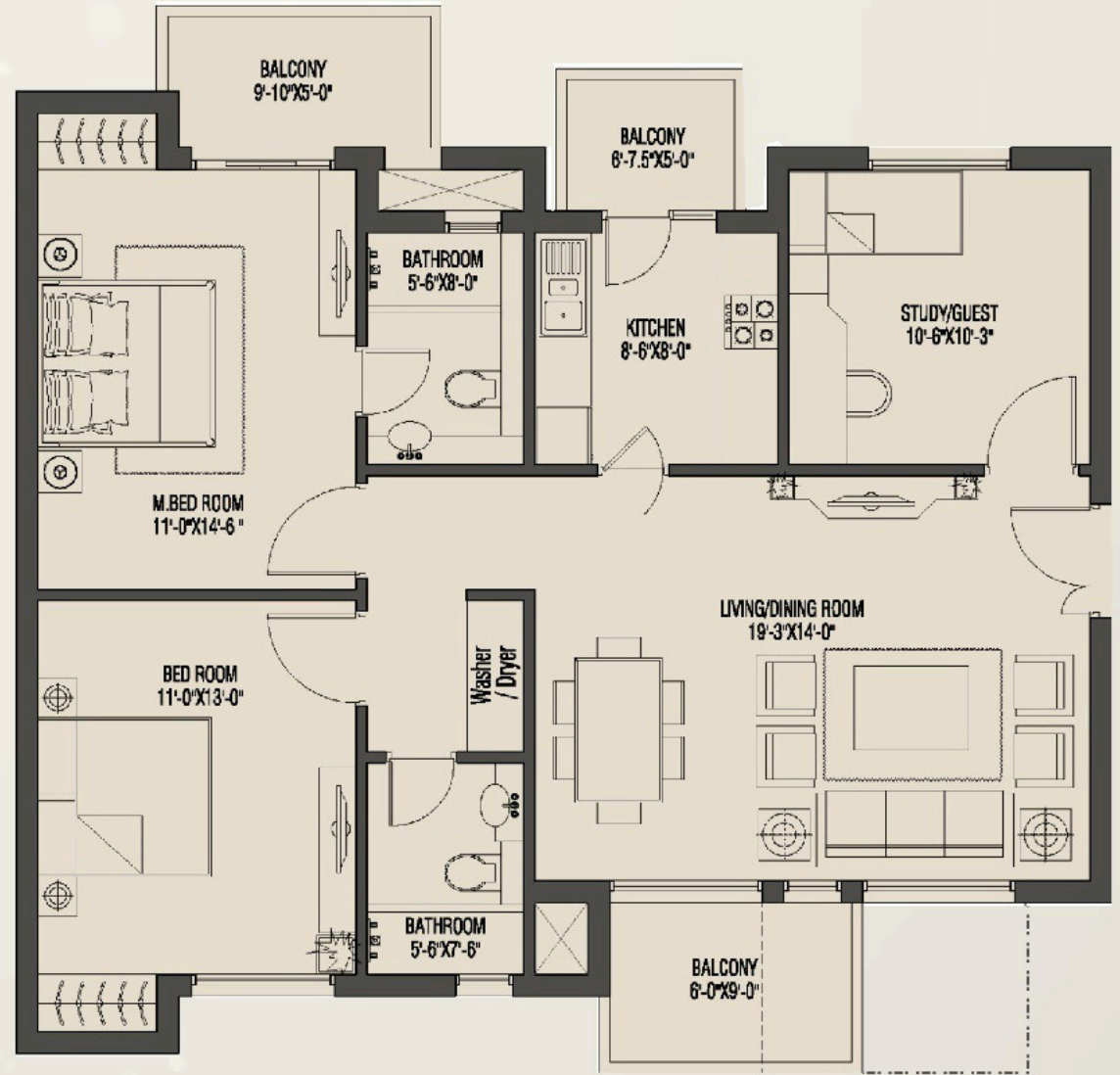


2BHK+STUDY -
1377 SQ FT

8

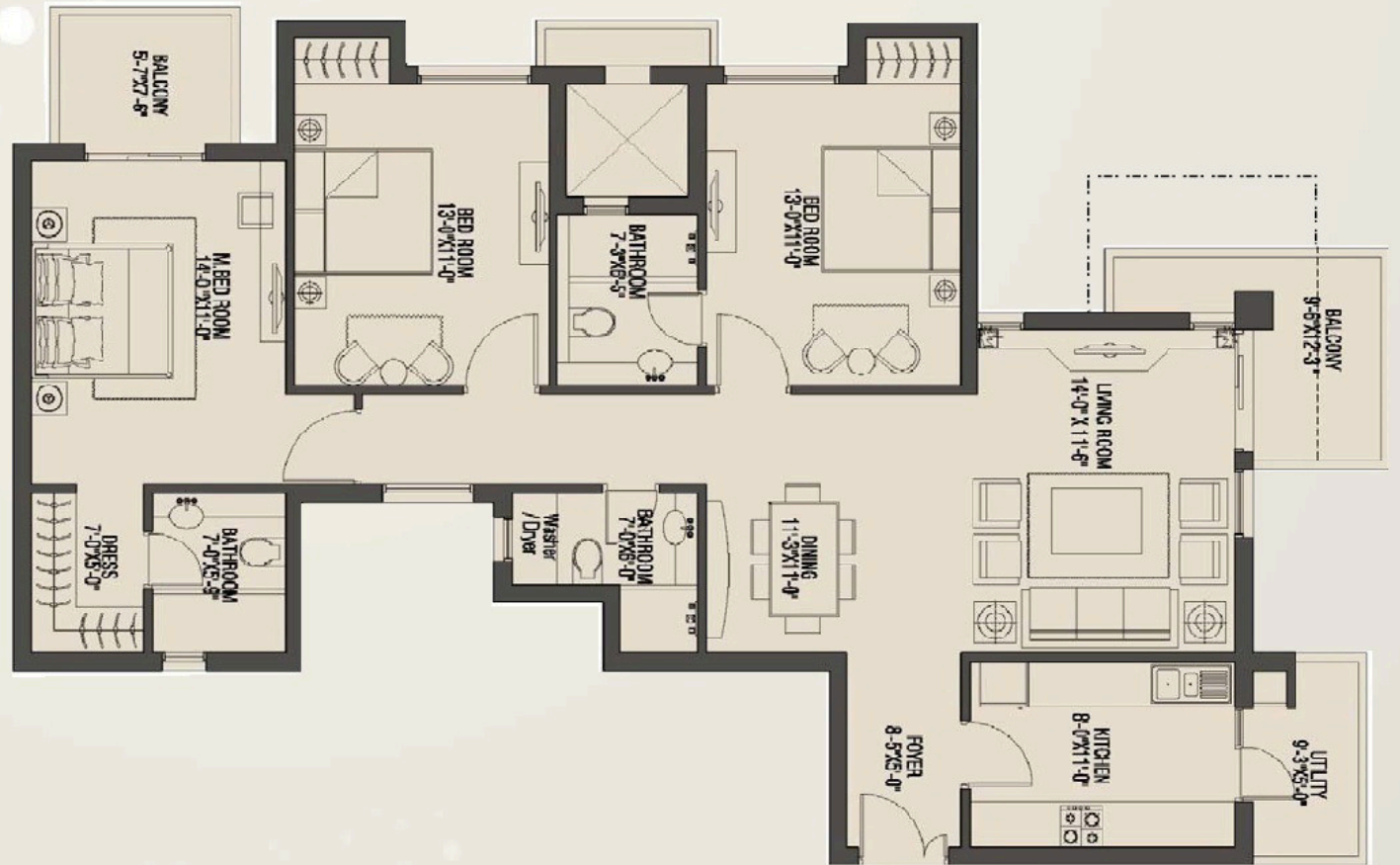
FLOOR PLAN

2BHK+STUDY -
1377 SQ FT



9

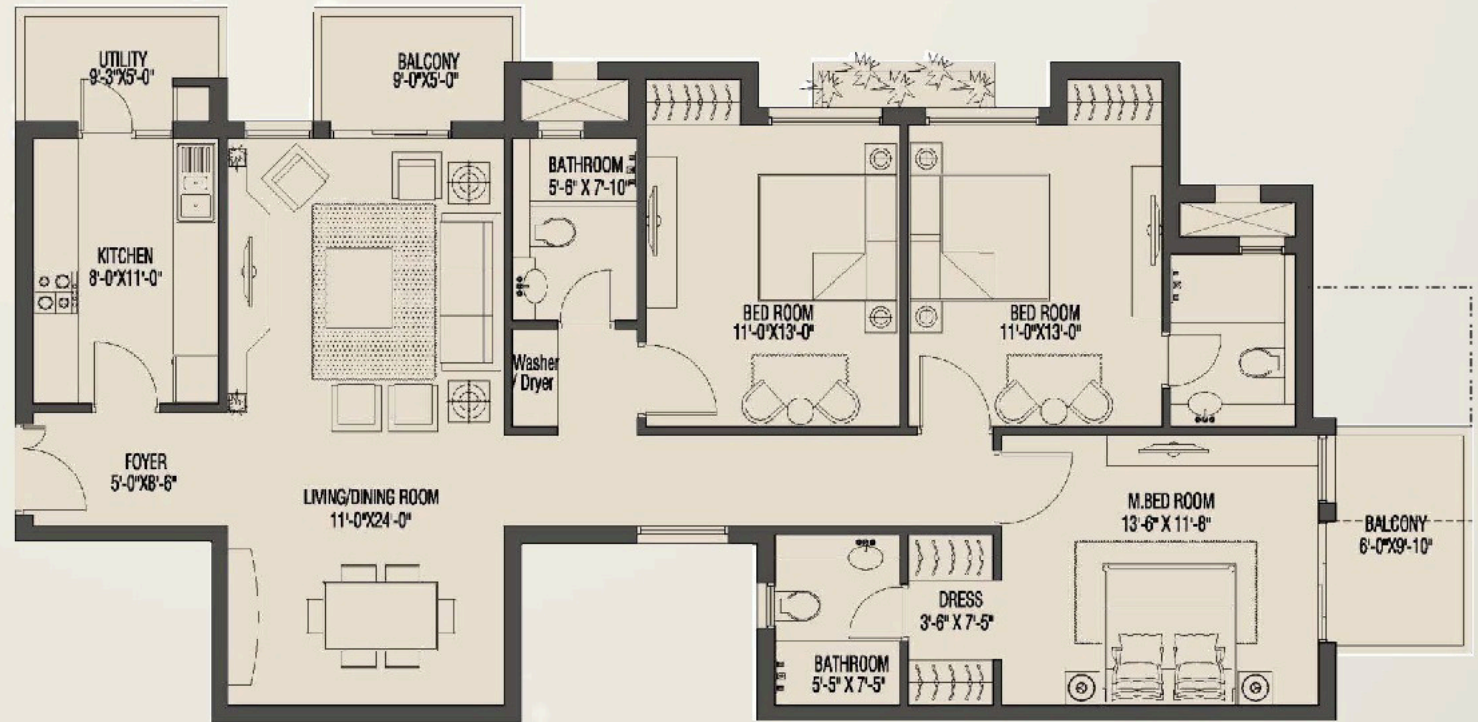
FLOOR PLAN



3BHK -
1726 SQ FT

10

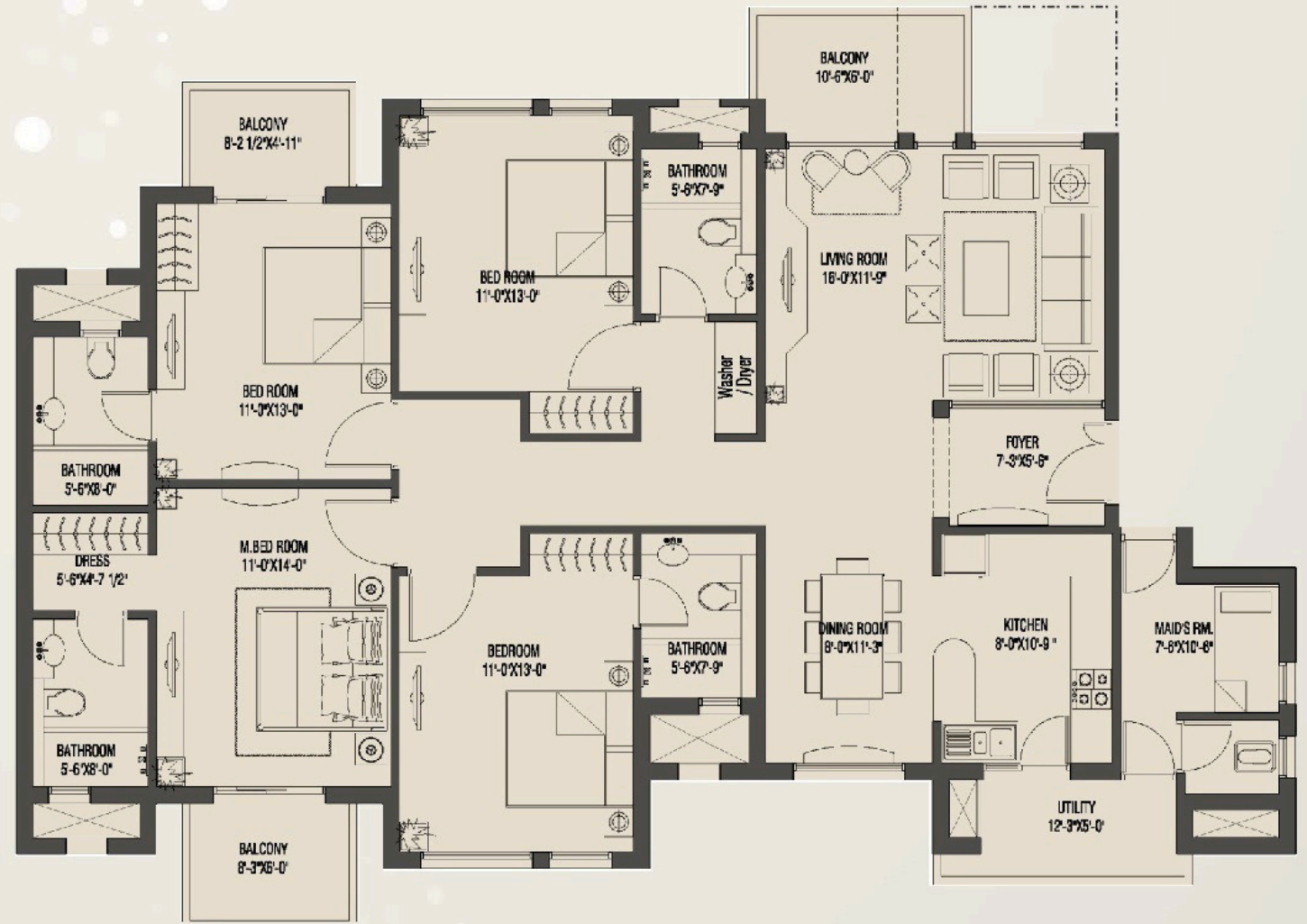
FLOOR PLAN



3BHK -
1730 SQ FT

11

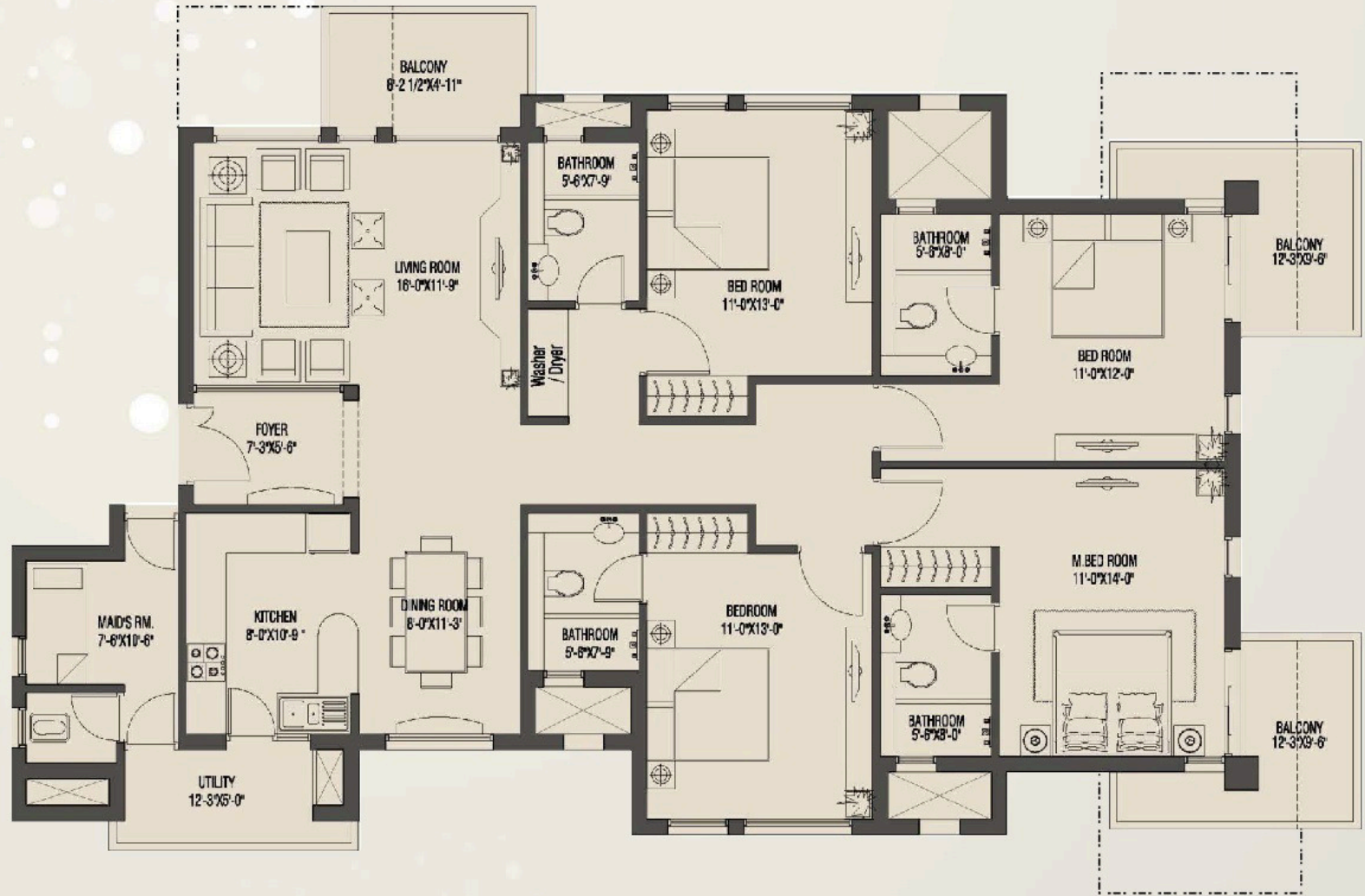
FLOOR PLAN



4BHK -
2158 SQ FT

12

FLOOR PLAN



4BHK -
2220 SQ FT

TENTATIVE SPECIFICATIONS

- » Structure designed for the highest seismic considerations of Zone-IV as stipulated by the BIS codes, for better safety.
- » High speed passenger elevators.
- » Eco friendly environment with Rain Water Harvesting system
- » Hot Water supply supplemented through solar water heaters.

| | | |
|----------------------------------|-----------------|--|
| Living/Dining/Lobby/Passage | Floors | Vitrified tiles |
| | Walls | Pleasing shades of OBD |
| | Ceiling | POP cornice with OBD |
| Bedroom | Floor | Mix of wooden laminate & Vitrified tiles |
| | Walls & Ceiling | Pleasing shades of OBD |
| | Wardrobes | Wardrobe in Master Bedroom |
| Kitchen | Modular Kitchen | Laminated modular Kitchen |
| | Walls | Ceramic Tiles up to 2' above counter & OBD in balance area |
| | Floor | Anti-skid Ceramic tiles |
| | Counter | Granite |
| | Fitting/Fixture | CP Fitting SS double/single bowl drain board sink |
| Toilets (Except Servant Toilets) | Other | Exhaust Fan, Hob & Chimney |
| | Walls | Ceramic Tiles up to 7' height, Mirror and Acrylic Emulsion combination |
| | Floor | Anti Skid Ceramic Tiles |
| | Counter | Granite |
| | Fitting/Fixture | Standard WC & washbasin, CP Fittings, Shower Enclosure in Master Bedroom |

TENTATIVE SPECIFICATIONS

| | | |
|-----------------------------------|--|--|
| Servant Room | Floors | Terrazo / Ceramic tiles |
| | Walls | OBD |
| | Ceiling | OBD |
| Doors | Internal | Seasoned Hardwood Frames with Moulded skin shutters |
| | Entrance Door | Teak Veneered & Polished Shutter (Pre-finished) |
| | External Doors & Windows | Aluminium / UPVC / Wooden |
| | Hardware | Aluminium |
| Electrical | Copper electrical wiring throughout in concealed conduit with provisions for light point, Power point, TV & Phone sockets with protective MCBs, Modular Switches. Power backup 100% on extra payment | |
| Security / Fire | Fighting Systems, Controlled entrance & exit, gated community with fire fighting system | |
| Club / Recreational Facilities | Swimming Pool, Tennis Court, Badminton Court, Basketball Court, Club House having Facilities like Community Hall, Squash Court, Steam Room, Jacuzzi, Gymnasium, Indoor Games (Table Tennis, Card Room etc.) | |
| Façade | Texture Finish | |

15

PAYMENT PLAN

DOWN PAYMENT PLAN

| | |
|---------------------------|---|
| At the time of booking | 10% of BSP |
| Within 60 days of booking | 5% of BSP + 50% Additional charges |
| At the time of possession | 5% of BSP + 50% Additional charges + other applicable charges |

CONSTRUCTION LINKED PAYMENT PLAN

| | |
|---|---|
| On Booking | 10% of BSP |
| Within 60 days of booking | 10% of BSP |
| On casting of stilt/basement roof slab whichever is earlier | 10% of BSP + 50% (EDC + IDC) |
| On casting of 2th floor roof slab | 10% of BSP + 50% PLC + 25% additional charges |
| On casting of 4th floor roof slab | 5% of BSP + 50% PLC + 25% additional charges |
| On casting of 6th floor roof slab | 5% of BSP |
| On casting of 8th floor roof slab | 10% of BSP |
| On casting of 8th floor roof slab | 10% of BSP |
| On casting of 10th floor roof slab | 10% of BSP + 25% (EDC + IDC) |
| On casting of 12th floor roof slab | 10% of BSP + 25% (EDC + IDC) |
| On completion of internal brick work | 5% of BSP + 25% of Additional charges |
| On Internal plaster/external plaster whichever is earlier | 5% of BSP + 25% of Additional charges |
| At the time of possession | 10% of BSP + other applicable charges + Stamp duty & Registration charges |