

# winter hills<sup>77</sup>

ADDRESS FOR THE EXCLUSIVE



Experience a sense of peace that touches your soul, with a heavenly abode cradled in the lap of nature, only at Winter Hills, Sector-77, Gurgaon.

The buildings' eco-friendly design sync with your aspirations and the tranquility of its poetic surroundings which adds subtle grandeur to your lifestyle and makes each home a green zone.

The homes embrace the beauty of the pristine location and compliment it with aesthetic interiors without compromising on any of the comforts of our modern lifestyle, as they say, nature never goes out of style.



## HOW TO REACH



## FUTURE DEVELOPMENTS

**Proposed Metro Station** - The proposed metro station on this route is just 1 km from the site.

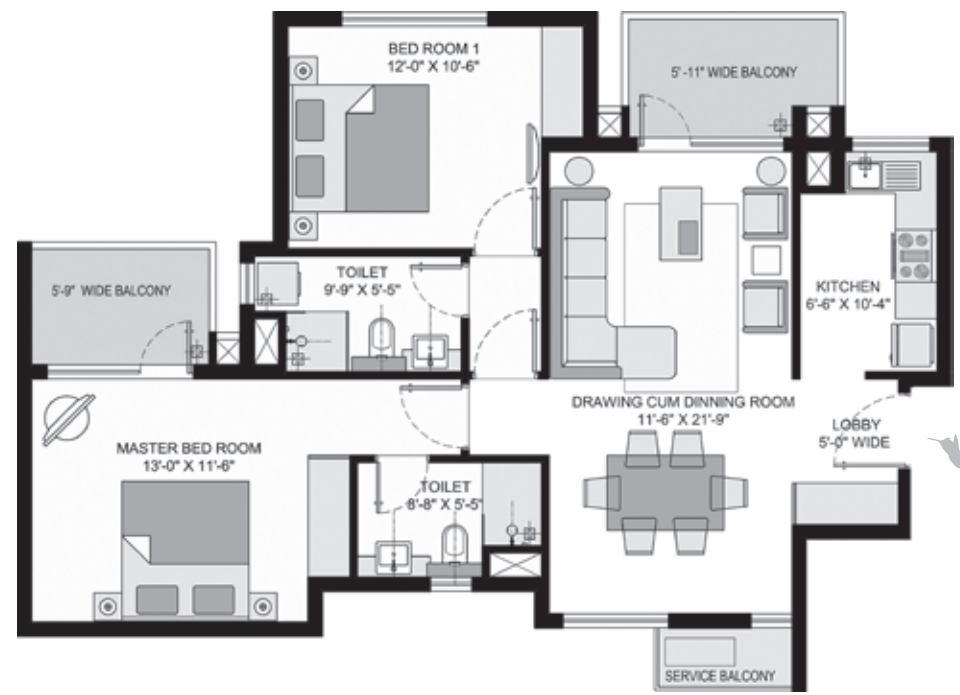
**Toll Gate** - Manesar Toll gate is being proposed to be moved to KMP expressway in near the future.

**NH 8 Widening** - Widening work at NH8 is in progress and will be completed within next year.

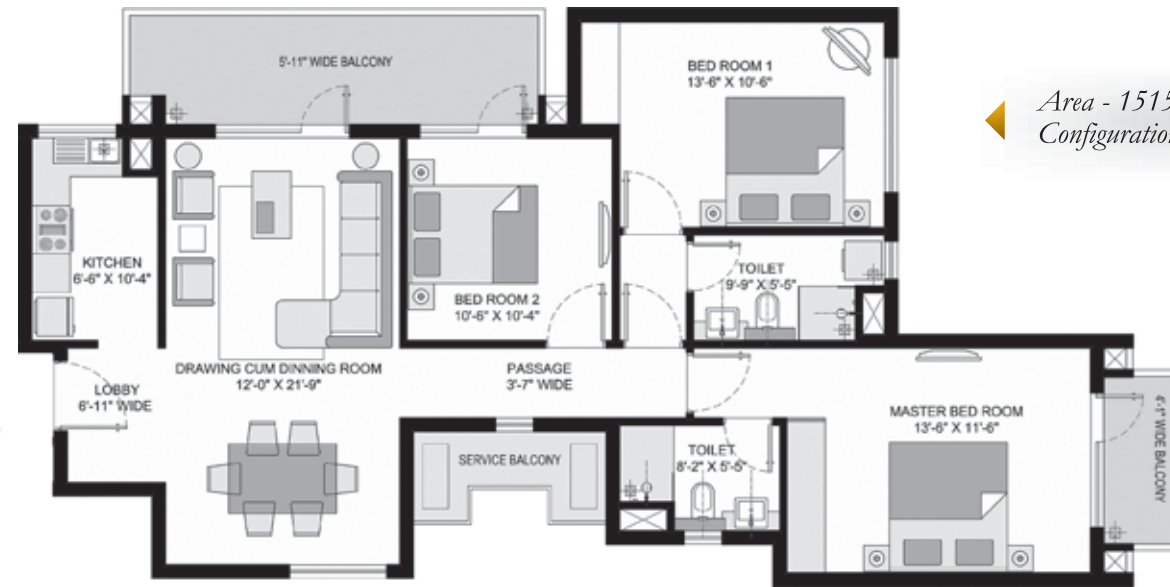
**5 Star Hotels** - Huge upcoming commercial projects like Uppal's JW Marriott, Hyatt, Radisson etc are in close vicinity.



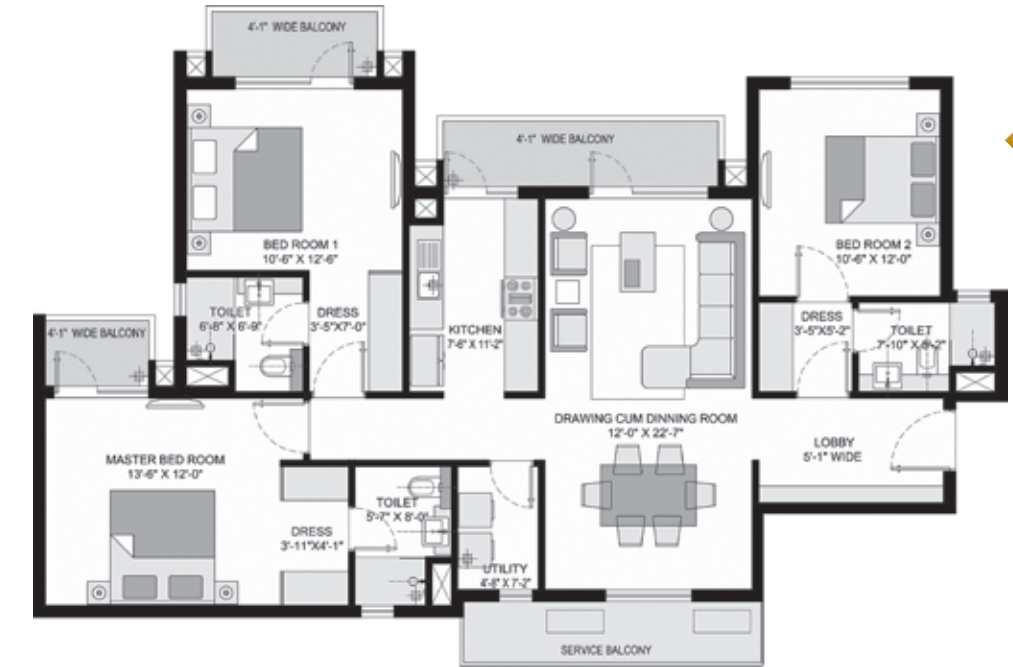
All artistic rendering, image, specification, floor plans, layouts, amenities and features are tentative and may undergo revision as decided by the company or competent authority during construction of apartments, in the best interest of the development.



Area - 1260 Sq. ft.  
Configuration - 2BHK (Type 2)



Area - 1515 Sq. ft.  
Configuration - 3BHK (Type 1)

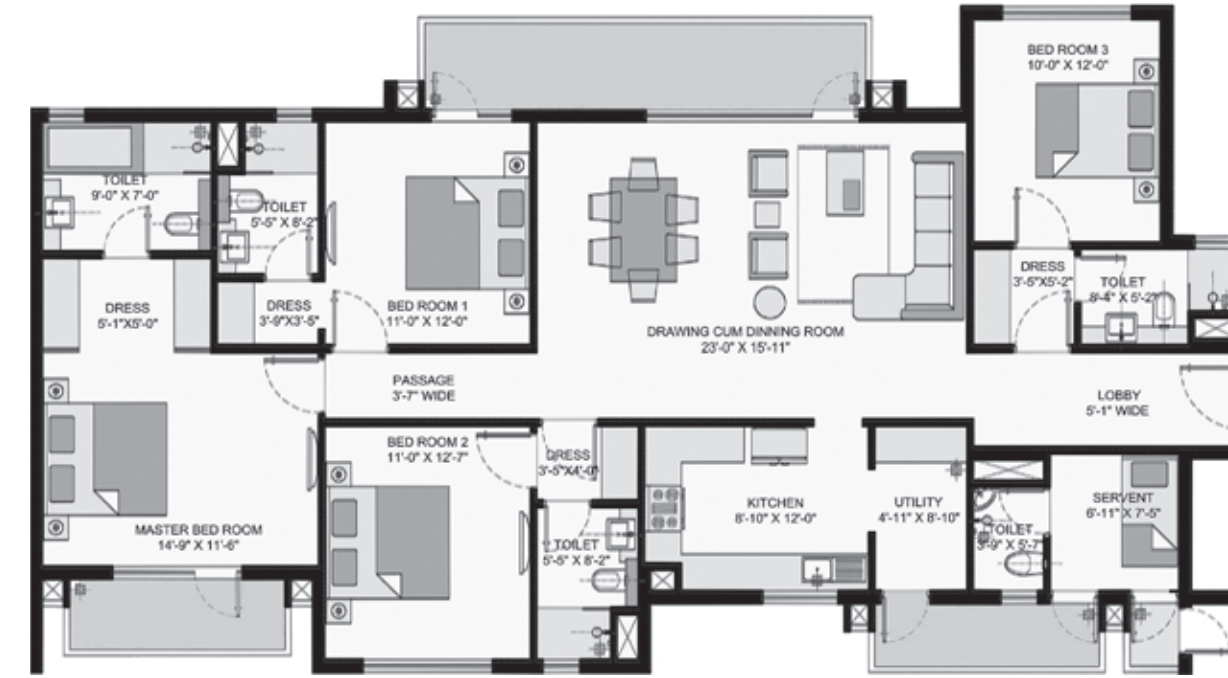


Area - 1735 Sq. ft.  
Configuration - 3BHK (Type 2)

Area - 1940 Sq. ft.  
Configuration - 3BHK+SQ (Type 1)



Area - 2470 Sq. ft.  
Configuration - 4BHK+SQ (Type 1)



Type - 4BHK+SQ-1T  
Area - 2470 Sq. ft.

- 2BHK - Type - 2
- 3BHK - Type - 1
- 3BHK - Type - 3
- 3BHK + SQ - Type - 1
- 4BHK + SQ - Type - 1



- Crèche & Day Care facility • Basement /Covered Parking
- Multi-purpose play courts for tennis, badminton , basketball, volleyball
- Club house with cafeteria, library & reading room, indoor play courts, gym & spa, recreation & socializing areas, mini banquet • King size Swimming Pool, kids & toddlers pool
- Large central greens with theme parks, water bodies & gardens
- Jogging track, secured toddler zones, kids play areas & multipurpose field for playing & social events.





# TENTATIVE SPECIFICATIONS

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<b>Living/Dining/Lobby</b>	Floors Walls Ceiling	Imported Marble Pleasing shades of Plastic Emulsion & OBD Pleasing shades of Plastic Emulsion & OBD
<b>Bedroom</b>	Floor Walls & Ceiling Wardrobes	Laminated Wooden Floor and Indian Marble in Bedrooms Pleasing shades of Plastic Emulsion & OBD Modular Cupboards
<b>Balconies</b>	Floor Walls & Ceiling	Anti-skid Ceramic Tiles External Paint
<b>Kitchen</b>	Modular Kitchen Walls Floor Counter Fitting/Fixture Sink Other	Laminated modular kitchen. Ceramic Tiles up to 7' on all walls & paint above Anti-skid Ceramic Tiles Granite Stone CP Fitting of Parryware or equivalent SS Sink with drain board & single swivel spout RO Unit, Exhaust Fan, Hob & Chimney (KAFF or equivalent)
<b>Toilets</b>	Walls Floor Counter Fitting/Fixture	Ceramic Tiles up to 7' on all walls & paint above Anti Skid Ceramic Tiles Granite Stone Shower Enclosure in master bedroom, CP fittings, EWC, Washbasin, Health Faucet (Parryware or equivalent)
<b>Servant Room</b>	Floors Walls Ceiling	Ceramic Tiles OBD OBD
<b>Doors</b>	Internal Entrance door External doors & Windows Hardware	Skin Moulded (Painted / Polished) Wooden Painted Polished Aluminum/UPVC SS Hinges, Main Door Lock, Bed Room & Toilet (cylindrical lock)
<b>Misc</b>	Intercom Split AC	Provision Only One in each room
<b>Electrical</b>	Geyser Ceiling Fan Light Fixture Exhaust Fan	One in each toilet with 15 Litre Capacity All rooms Bracket Light in all rooms One in each toilet & kitchen
<b>General</b>	Lift Lobby Flooring Lift Lobby Walls Common Areas Flooring Staircase Flooring Security Systems Power Back-up	Combination of Indian Marble Combination of Indian Marble Combination of Indian Marble Kota Stone on Risers & Tread Secured Gated community & CCTV for entrance lobby at ground floor DG back-up
<b>Recreational Facilities</b>	Exclusive club with swimming Pool, Jogging track, Multipurpose Hall, Change Rooms, Sauna & Gymnasium	
<b>Others</b>	Structure designed for seismic zone-IV required as per BIS codes Air Conditioned lift lobbies at Ground Floor Two elevators per core. One passenger and one stretch. Eco friendly environment & Rain Water Harvesting system	

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## DOWN PAYMENT PLAN

(REBATE ON BSP AS PER THE COMPANY POLICY FROM TIME TO TIME)

At the time of Booking	10% of BSP
With in 45 days of Booking / At the time of allotment	85% 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 45 days of booking/ At the time of allotment	10% of BSP
At the time of excavation	5% of BSP
On casting of Stilt	10% of BSP + 50% (EDC+IDC) + 50% of Additional Charges
On casting of the 4th Floor Roof Slab	5% of BSP + 50% PLC
On casting of the 6th Floor Roof Slab	5% of BSP + 50% PLC
On casting of the 8th Floor Roof Slab	5% of BSP
On casting of the 10th Floor Roof Slab	10% of BSP
On casting of the 12th Floor Roof Slab	10% of BSP + 25% (EDC+IDC)
On casting of the last 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	5% of BSP + 25% of Additional Charges
On External Plaster	5% of BSP
At the time of possession Charges	5% of BSP + Other applicable charges + Stamp duty & Registration Charges

Additional Charges include: PLC, EEC, FFC, EDC, IDC, CPS-B, CPS-S, CPS-O, IFMS, Power Back-up Charges.

Other applicable Charges include: Statutory charges and taxes.

Basic Sale Price (BSP), Interest Free Maintenance Security (IFMS), Preference Location Charges (PLC), External Electrification Charges (EEC), Fire Fighting Charges (FFC), Car Parking Space-Basement (CPS-B), Car Parking Space-Stilt (CPS-S), Car Parking Space-Open (CPS-O), Club Membership Charges (CMC) and Interest Free Maintenance Security (IFMS), External Development Charges (EDC), Infrastructure Development Charges (IDC)