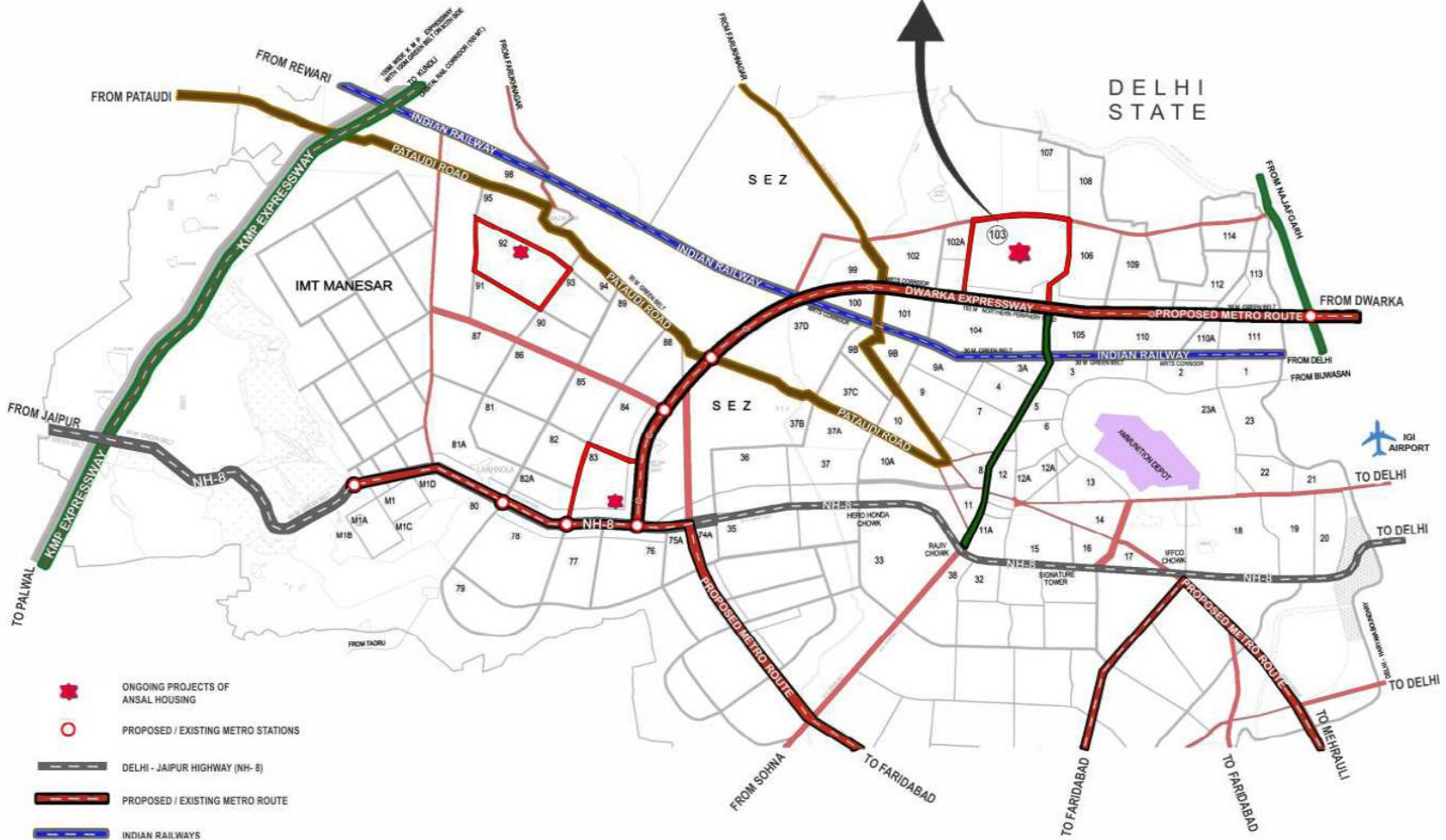




FLOOR PLANS

LOCATION MAP






ansals
HIGHLAND PARK
SECTOR-103, GURGAON

BIRD EYE VIEW

SITE PLAN



Legend

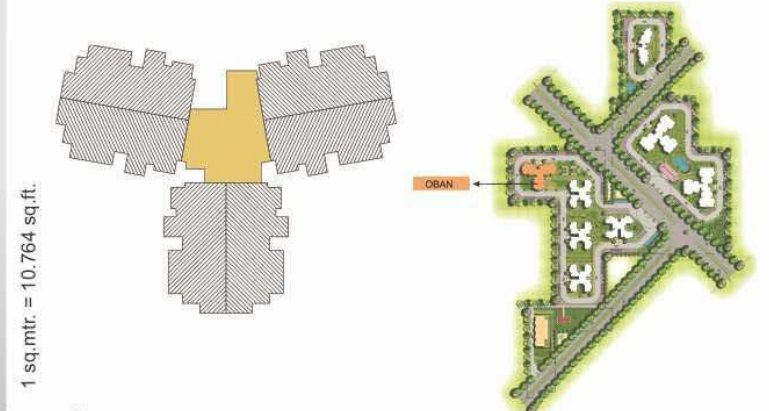
- | | |
|--------------------------|-----------------------|
| 1. ENTRY | 13. CENTRAL GREEN |
| 2. EXIT | 14. LAWN |
| 3. DROP OFF | 15. RAMP FOR BASEMENT |
| 4. 4B+4T+SQ TOWER (G+15) | 16. THEME GARDEN |
| 5. 3B+3T+SQ TOWER (G+17) | 17. TOT-LOTS |
| 6. 3B+3T TOWER (G+17) | 18. SWIMMING POOL |
| 7. 2B+2T TOWER (G+13) | 19. KIDS POOL |
| 8. KIDS PLAY AREA | 20. CLUB |
| 9. PARK | 21. NURSERY SCHOOL |
| 10. WATER BODY | 22. EWS |
| 11. FOUNTAIN | 23. PARKING |
| 12. JOGGING TRACK | |





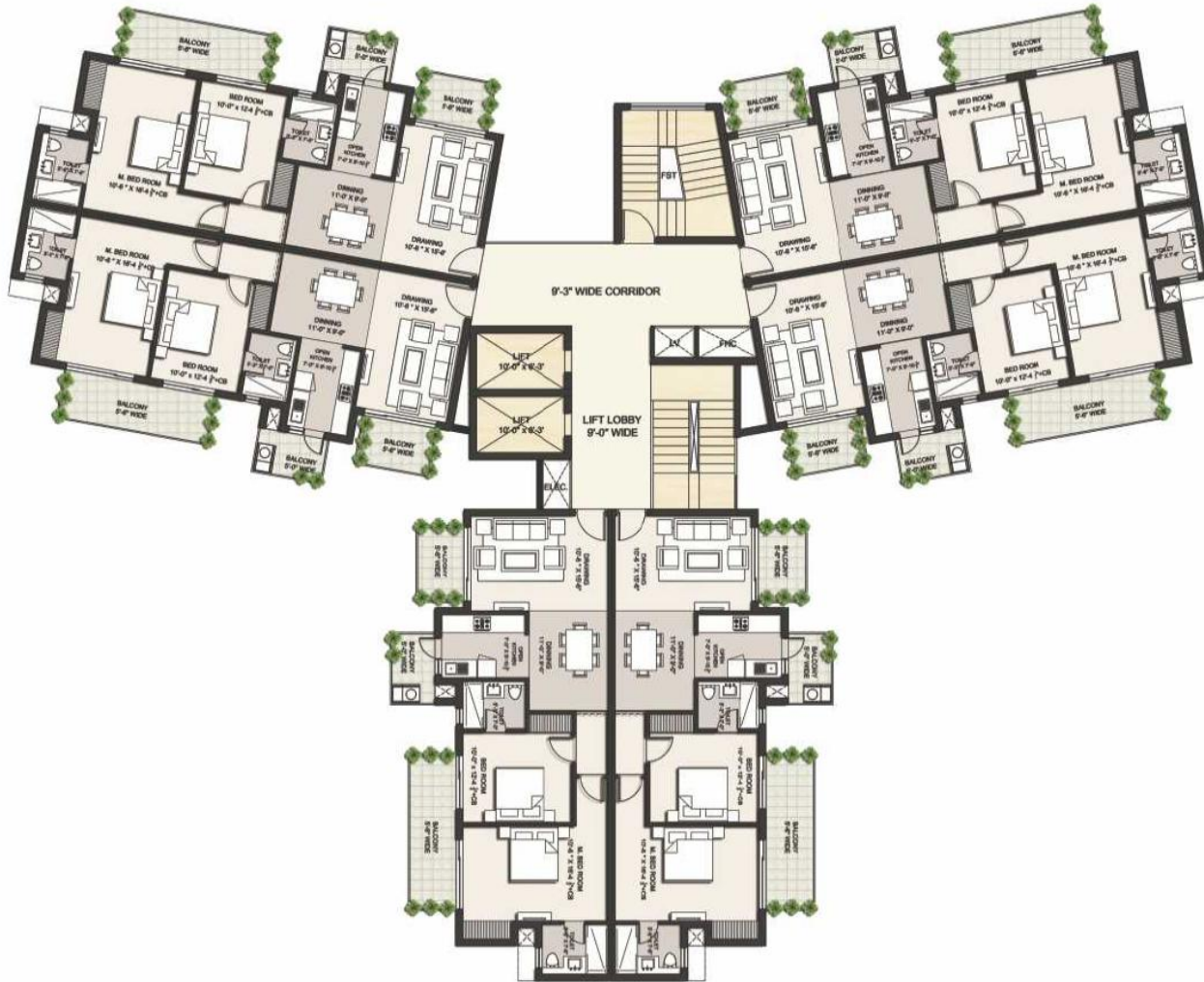
PERSPECTIVE VIEW OF 2 BHK APARTMENT

2 BHK FLOOR PLAN



2 BHK UNIT PLAN
 UNIT SALE AREA = 1361.00 SQ.FT (APPROX.)

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



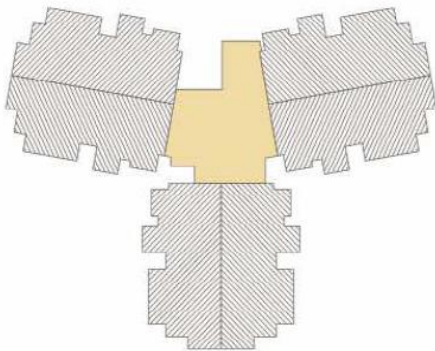
1 sq.mtr. = 10.764 sq.ft.

2BHK CLUSTER PLAN

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



1 sq.mtr. = 10.764 sq.ft.



2BHK UNIT PLAN
UNIT SALE AREA = 1361.00 SQ.FT



Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
 In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

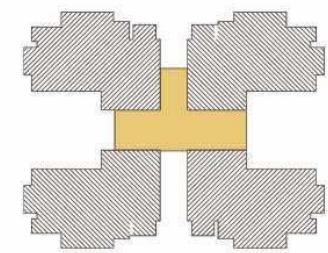


PERSPECTIVE VIEW OF 3 BHK APARTMENT

3 BHK FLOOR PLAN



1 sq.mtr. = 10.764 sq.ft.



3 BHK UNIT PLAN
 UNIT SALE AREA = 1762.00 SQ.FT (APPROX.)

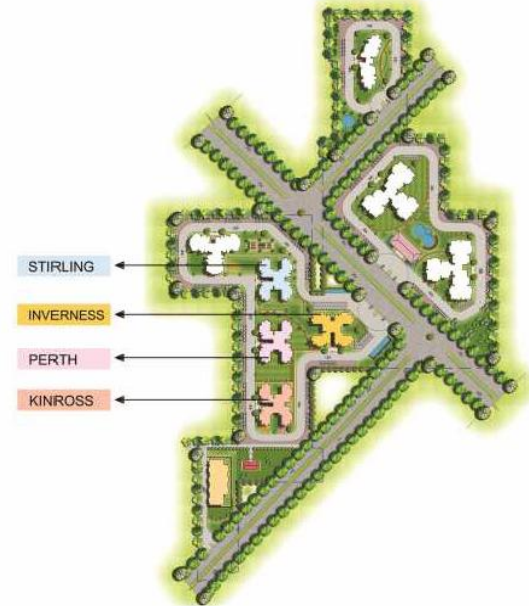
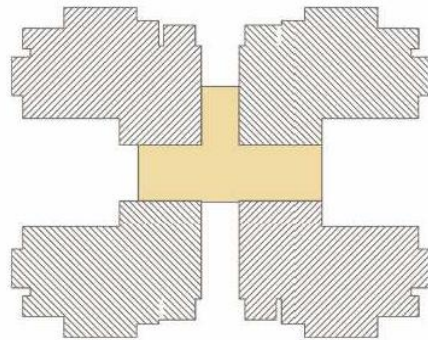
Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



1 sq.mtr. = 10.764 sq.ft.

3BHK CLUSTER PLAN

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
 In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



1 sq.mtr. = 10.764 sq.ft.

3BHK UNIT PLAN
UNIT SALE AREA = 1762.00 SQ.FT

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



PERSPECTIVE VIEW OF 3 BHK + SQ APARTMENT

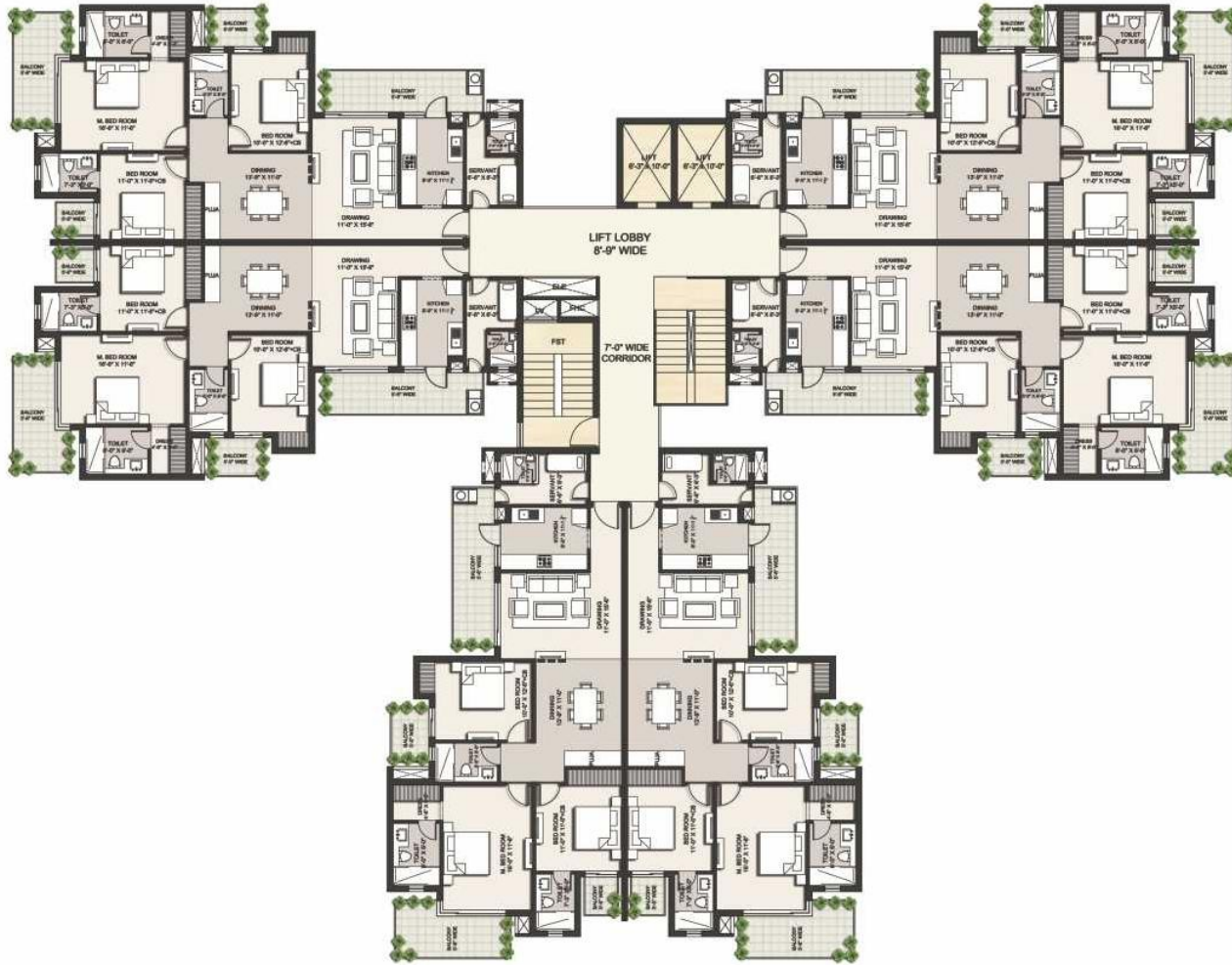
3 BHK + SQ FLOOR PLAN



1 sq.mtr. = 10.764 sq.ft.

3 BHK + SQ UNIT PLAN
UNIT SALE AREA = 1940.00 SQ.FT (APPROX.)

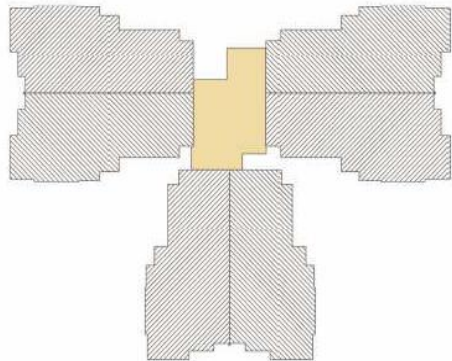
Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



1 sq.mtr. = 10.764 sq.ft.

3BHK + UTILITY CLUSTER PLAN

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



1 sq.mtr. = 10.764 sq.ft.

3BHK + UTILITY UNIT PLAN
UNIT SALE AREA = 1940.00 SQ.FT

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

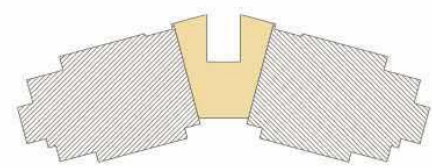


PERSPECTIVE VIEW OF 4 BHK APARTMENT

4 BHK FLOOR PLAN



1 sq.mtr. = 10.764 sq.ft.



4 BHK UNIT PLAN
UNIT SALE AREA = 2651.00 SQ.FT (APPROX.)

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

SPECIFICATIONS

STRUCTURE

Earthquake resistant R.C.C. framed construction with infill brick walls.

FLOORING

Living /Dining/Family Lobby	:	Italian stone finish vitrified tiles(2' x 2')
Master Bedroom	:	Laminated wood finish tile (2x2')
Other Bedrooms	:	Italian stone finish vitrified tiles (2' X 2')
Kitchen	:	Italian stone finish vitified tiles
Toilet /Balcony / Terrace	:	Anti - skid ceramic tiles
Staircase	:	Granite Stone / Marble

TOILET

Master Toilet		
Dado	:	Designer combination of ceramic tiles dado upto door level
Wash Basin	:	Over the Counter wash basin of Standard make
Fittings / Fixtures	:	Granite / Marble counter, White sanitary fixtures, single lever CP fittings of standard make
Other fixtures	:	Looking mirror , Towel Rail/ Ring
Water supply	:	GI / CPVC Pipes of reputed make

KITCHEN

Kitchen	:	Modular Kitchen
Dado	:	Ceramic Tiles dado upto 2'-0" height above working platform
Working top	:	Granite counter
Sink	:	Stainless steel sink with single bowl & drain board
Fittings	:	Single lever CP fittings of reputed make
Water supply	:	G.I./ CPVC pipes of reputed make

JOINERY

Door Frame	:	Well seasoned wooden door frames with Architrave
Door Shutters		
1. Main Door	:	Both side teak veneered / laminated flush door
2. Bedroom	:	Both side teak veneered / laminated flush door
3. Toilet	:	Both side teak veneered / laminated flush door
4. Mumty	:	Commercial door with paint
Window	:	UPVC / Powder coated glazed aluminium window
Wardrobes	:	Only niches shall be provided
Railing	:	Designer Railing

ELECTRICAL & PLUMBING

Electrical Work	:	Conduit copper electrical wiring for all light & power points with designer modular switches. One connection from reputed DTH provider
Plumbing Work	:	G.I./ CPVC pipes of reputed make
Security	:	Basic intercom within the complex

INTERNAL FINISH

Walls	:	Punning with Oil bound distemper with pleasing colour
Ceiling	:	Oil bound distemper - white colour

ENTRANCE LOBBY- GROUND FLOOR

Entrance Ground floor lobby will be Air Conditioned in all towers

EXTERNAL FINISH

Texture paint / Weather proof paint

EXTRA FEATURES

Secured Gated Community with access control at entrances & CCTV for parking Area & Entrance Lobby at Ground Floor.

Sprinkler, smoke detector & fire alarm system provided as per NBC norms.

NOTE : All floor plans, layout plans, elevation & specifications are indicative & are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

PRICE LIST FOR APARTMENTS IN ANSALS HIGHLAND PARK, SECTOR 103, GURGAON, HARYANA

w.e.f. 01.09.12

UNIT TYPE	TENTATIVE SUPER AREA (Sqft)	BASIC SALE PRICE (Per Sqft)	Limited Period Inaugural Discount (Per Sqft)	BASIC SALE PRICE AFTER INAUGURAL DISCOUNT(Per Sqft)
2BHK	1,361	5,250	200	5,050
3BHK 3T	1,762	4,900	200	4,700
3BHK + Utility	1,940	4,800	300	4,500
3BHK+ 1 Room+ Utility*	2,670	4,800	450	4,350

Preferential Location Charges

	RATE PER SQFT
For Ground Floor	Rs.100
For First Floor	Rs.100
For Second Floor	Rs.75
For Third Floor to Fifth Floor	Rs.50
For Sixth Floor to Ninth Floor	Rs.25
Park Facing on all Floors	Rs.100
Corner on all Floors	Rs.100
Corner cum Park Facing on all Floors	Rs.150

One SqMtr= 10.764 Sq ft

NOTE:

- 1 All rates mentioned above are per Sqft of Super Area of the Unit.
- 2 The prices/discounts are subject to change before booking without prior notice at the sole discretion of the Company.
- 3 The terms & conditions would be as per Standard Application Form and Flat Buyers agreement.
- 4 The above basic sale price is exclusive of covered Car Parking Cost of Rs 300,000/- per Parking & open car parking of Rs. 150,000/per parking. The number of car parking may vary apartment typewise and accordingly, the total Parking cost shall be added to the basic sale price to arrive at the final basic Sale price of the Apartment.
- 5 **Mandatory Car Parking**
One covered Car Parking is mandatory for every 2 BHK unit.
Two (ONE OPEN & ONE COVERED) car parking are mandatory for every 3BHK+3T unit & 3 BHK +1 room +Utility units.
Two (BOTH COVERED) car parking are mandatory for every 3BHK+ Utility units.
- 6 **Mandatory Club Membership Fees, Service Tax, External development Charges, Infrastructure Development charges**
- 7 **Power Back up Charges, External Electrification, STP, if any, Fire Fighting charges, other Govt levies/taxes, stamp duty, sale deed registration charges, Interest free maintenance security deposit, common maintenance, etc shall be charged in addition to above basic and PLC charges as per the terms of standard Apartment Buyers Agreement/ Allotment Letter.**
- 8 **Cheques/Bank draft to be issued in favour of "Ansal Housing & Construction Ltd" and made payable at Gurgaon/ new Delhi only. No outstation Cheques/drafts will be accepted.**
- 9 **Please also refer notes attached to payment plan.**

PAYMENT PLAN ANSAL HIGHLAND PARK SECTOR-103 GURGAON

w.e.f. 01.07.12

CONSTRUCTION LINK w.e.f. 01.07.12

BASIC COST

Along with Registration Application - For 2BHK	Rs.500000
- For 3BHK 3T	Rs.600000
- For 3BHK + Utility	Rs.700000
- For 3BHK+1 Room + Utility	Rs.800000
Within 30 Days of Registration	15% Balance to Complete
Within 60 Days of Registration	10%
Within 90 Days of Registration	10%
ON Commencement of Construction	5%
ON Commencement of Basement Roof Slab	5%
ON Commencement of Ground Floor Roof Slab	5%
ON Commencement of 1st Floor Roof Slab	5%
ON Commencement of 3rd Floor Roof Slab	5% + 50% of PLC
ON Commencement of 5th Floor Roof Slab	5% + 50% of PLC
ON Commencement of 8th Floor Roof Slab	5%
ON Commencement of 12th Floor Roof Slab	5% + 50% of Club Membership Fees
ON Commencement of Top Floor Roof Slab	5% + 50% of Club Membership Fees
ON Completion of Brickwork of Floor on which the unit is allotted	5%
ON Commencement of External Plaster	5%
ON Commencement of Flooring of Unit	5%
ON Offer of Possession Letter	5% Balance Basic cost with all other allied charges.

PAYMENT PLAN ANSAL HIGHLAND PARK SECTOR-103 GURGAON

w.e.f. 01.07.12

FLEXI PAYMENT PLAN (with 4% Discount)w.e.f.01.07.12**BASIC COST**

Along with Registration Application - For 2BHK	Rs.500000
- For 3BHK 3T	Rs.600000
- For 3BHK + Utility	Rs.700000
- For 3BHK+1 Room + Utility	Rs.800000
Within 30 Days of Registration	15% Balance to Complete
Within 60 Days of Registration	35%
ON Commencement of Ground Floor Roof Slab	5%
ON Commencement of 3rd Floor Roof Slab	5% + 50% of PLC
ON Commencement of 5th Floor Roof Slab	5% + 50% of PLC
ON Commencement of 8th Floor Roof Slab	5%
ON Commencement of 12th Floor Roof Slab	5% + 50% of Club Membership Fees
ON Commencement of Top Floor Roof Slab	5% + 50% of Club Membership Fees
ON Completion of Brickwork of Floor on which the unit is allotted	5%
ON Commencement of External Plaster	5%
ON Commencement of Flooring of Unit	5%
ON Offer of Possession Letter	5% balance Basic cost with all other allied charges.

CASH DOWN PAYMENT PLAN (with 10% discount) w.e.f.01.07.12**BASIC COST**

Along with Registration Application - For 2BHK	Rs.500000
- For 3BHK 3T	Rs.600000
- For 3BHK + Utility	Rs.700000
- For 3BHK+1 Room + Utility	Rs.800000
Within 30 Days of Registration	15% Balance to Complete
Within 60 Days of Registration	80%
ON Offer of Possession Letter	5% Balance Basic cost with all other allied charges.

TERMS

- Above Payment Plans are applicable for the payment of basic cost , PLC, EDC/IDC and Club Membership Fees.
Other allied charges and taxes as applicable shall be payable as and when demanded. Service tax as applicable is payable on each Installment.
- As per above payment plan, first 4 (four) payments are time linked from the date of application and are to be paid by the applicant in a timely manner even if the time linked call notice is not received by the applicant from the company. For construction linked installments, company will send call notices and applicant must pay on or before due date mentioned in such call notices.
- Allotment of Unit with preferred location is subject to availability and on company's discretion and unit number will be confirmed to applicants only after payment of 25% basic cost to the company.
- Under Construction linked payment plan insallments will become due as per construction status achieved at the site irrespective of the serial order mentioned above.

For Bookings CONTACT :
Sanjeev Verma : 9711005853



Mahi Realtors & Promoters

Authorised Dealers of



TATA



Mahindra



S-75 IInd Floor, Manish Global Mall, Sec-22 Dwarka, New Delhi -110075

Ph: 011-45601798 , 99999572650 , 9711005853

Email: joginder.mahirealtors@gmail.com , sanjeev.mahirealtors@gmail.com

Website: mahirealtors.in , dwarkaxpressway.in