



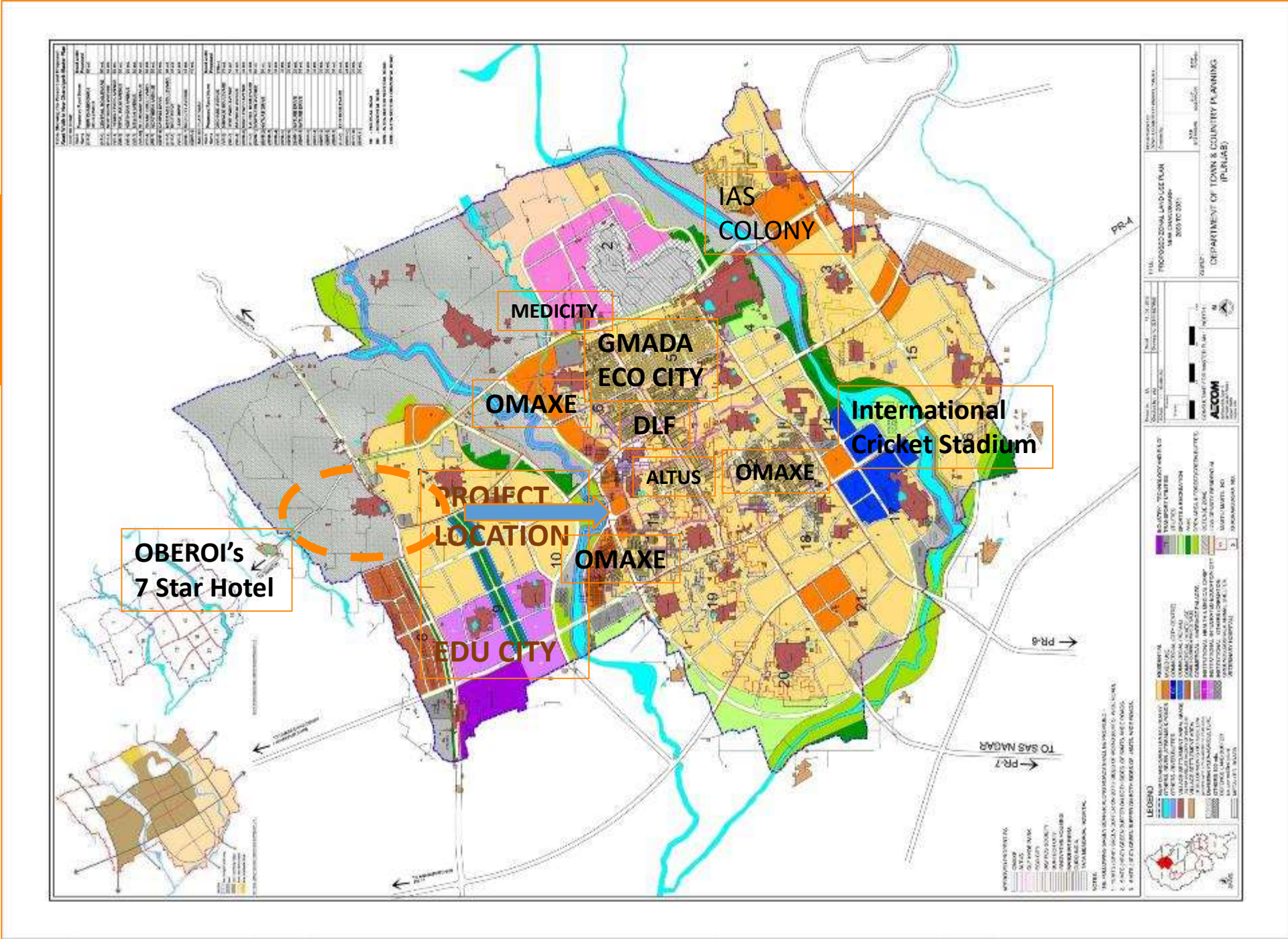
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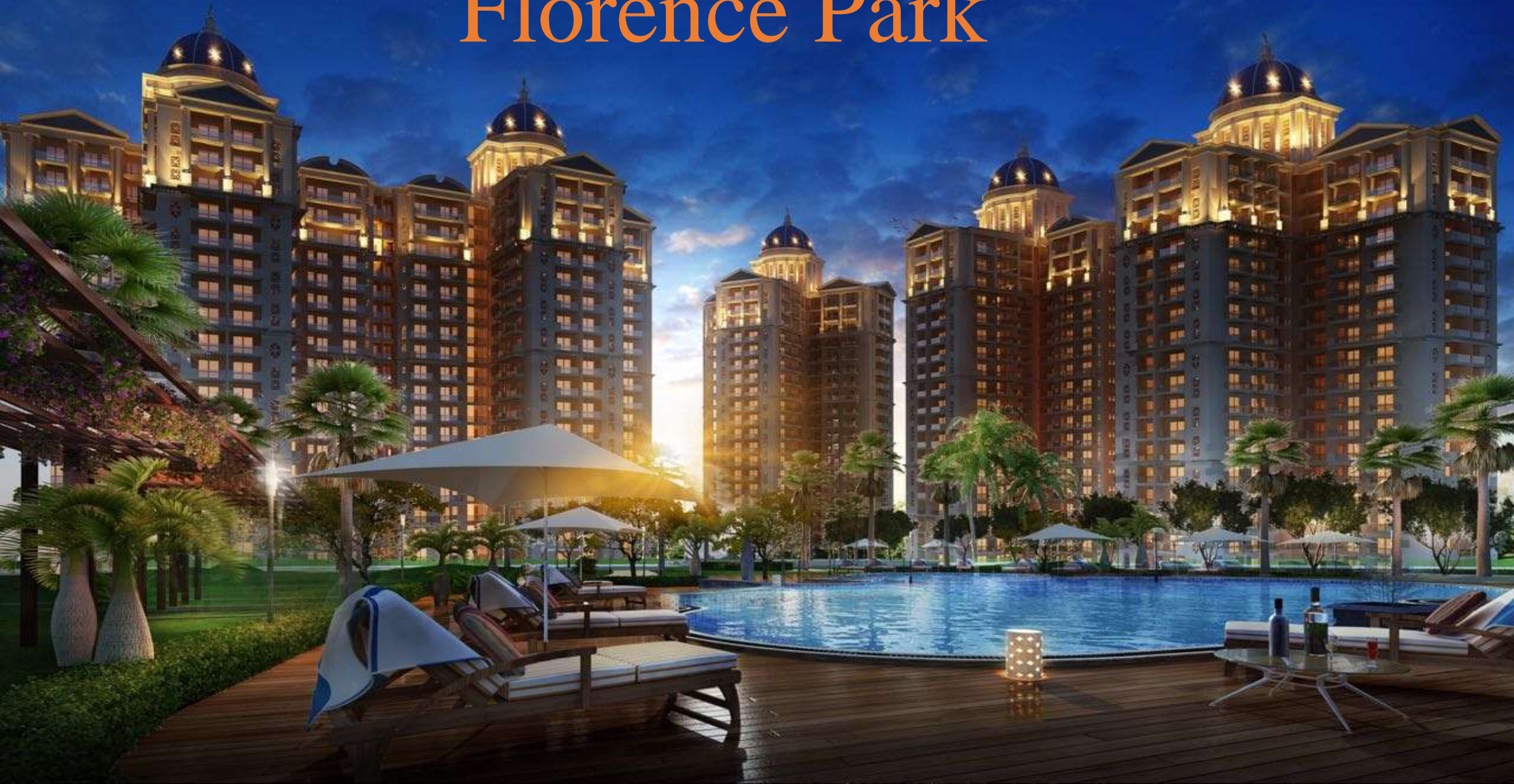
Florence Park

New Chandigarh

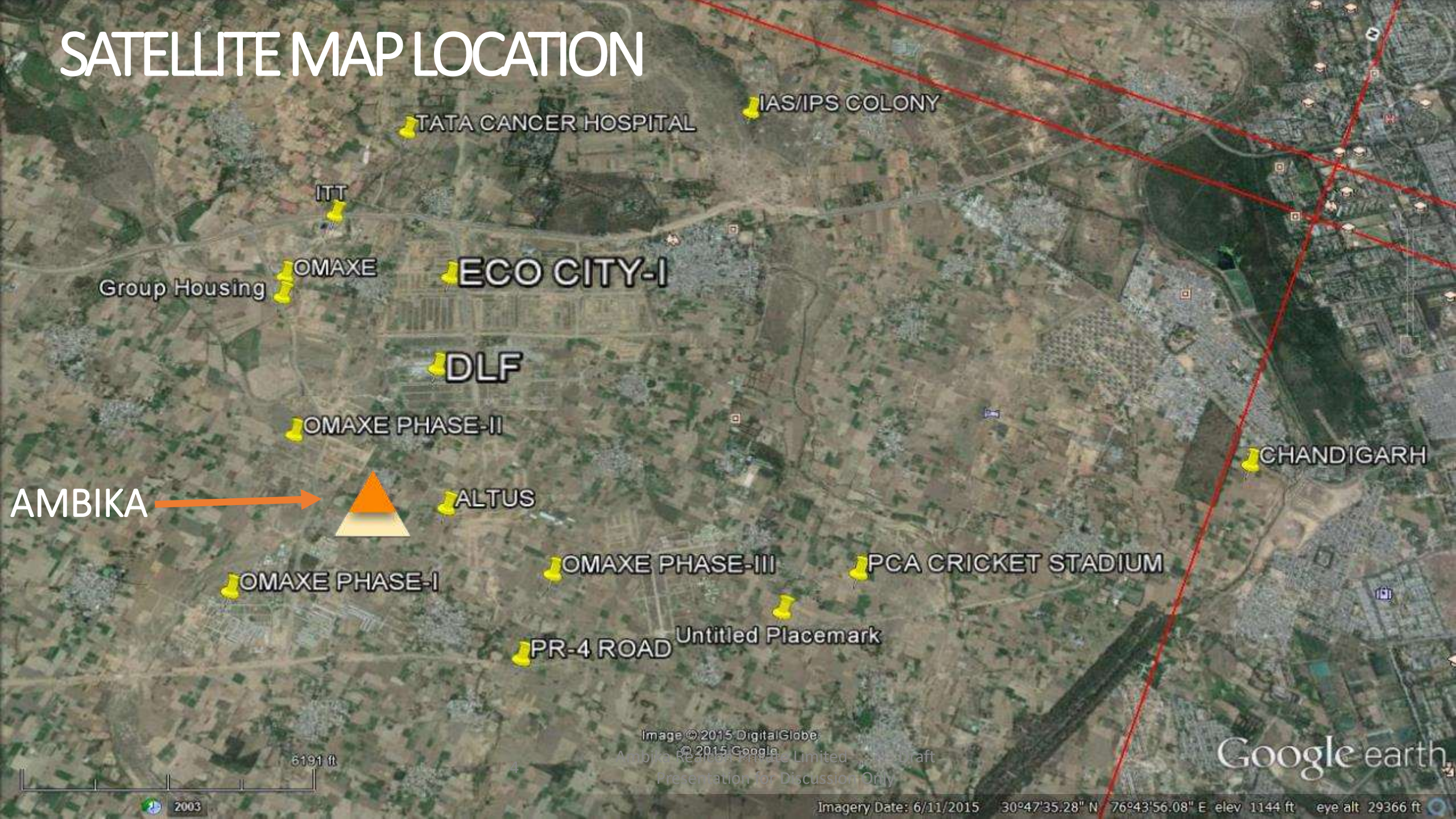
NEW CHANDIGARH MASTER PLAN



Florence Park



SATELLITE MAP LOCATION



Group Housing

ITT

OMAXE

ECO CITY-I

DLF

OMAXE PHASE-II

ALTUS

OMAXE PHASE-I

OMAXE PHASE-III

PCA CRICKET STADIUM

PR-4 ROAD

Untitled Placemark

CHANDIGARH

AMBIKA

Image © 2015 DigitalGlobe

Ambika Real Estate Private Limited

Presentation for Discussion Only

Google earth

6191 ft

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 400 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.



- GENERAL**
1. ENTRY BOULEVARD
 2. MAIN GATE/ GUARD ROOM
 3. TOWER ENTRY/ DROP OFF POINT
 4. BASEMENT ENTRY AND EXIT
 5. NURSERY SCHOOL CUM CRECHE

- LANDSCAPING**
6. BOBOLI GARDEN
 7. KIDS LAWN
 - a. FLYING FOX
 - b. FANTASY WORLD
 - c. TODDLER'S CORNER
 - d. GULLIVER'S WORLD
 8. YOGA AND MEDITATION LAWN
 9. ZEN PARK AND SENIOR CITIZEN PARK
 10. REFLEXOLOGY GARDEN
 11. WATER FEATURES
 12. GAZEBO
 13. TREE COURT
 - 13a. FLEUR-DE-LIS (GARDEN OF FLOWERS)
 - 13b. OXY GARDEN
 14. CLUB IRIS
 15. SWIMMING POOL
 16. KIDS POOL WITH WATER SLIDE
 17. AQUA THEME
 18. PARTY LAWN

- SPORTS**
19. TENNIS COURT
 20. BADMINTON COURT
 21. CRICKET PITCH WITH BOWLING MACHINE
 22. JOGGING TRACK
 23. HALF BASKET BALL COURT
 24. OPEN GYM

PROPOSED PROJECT ELEVATION



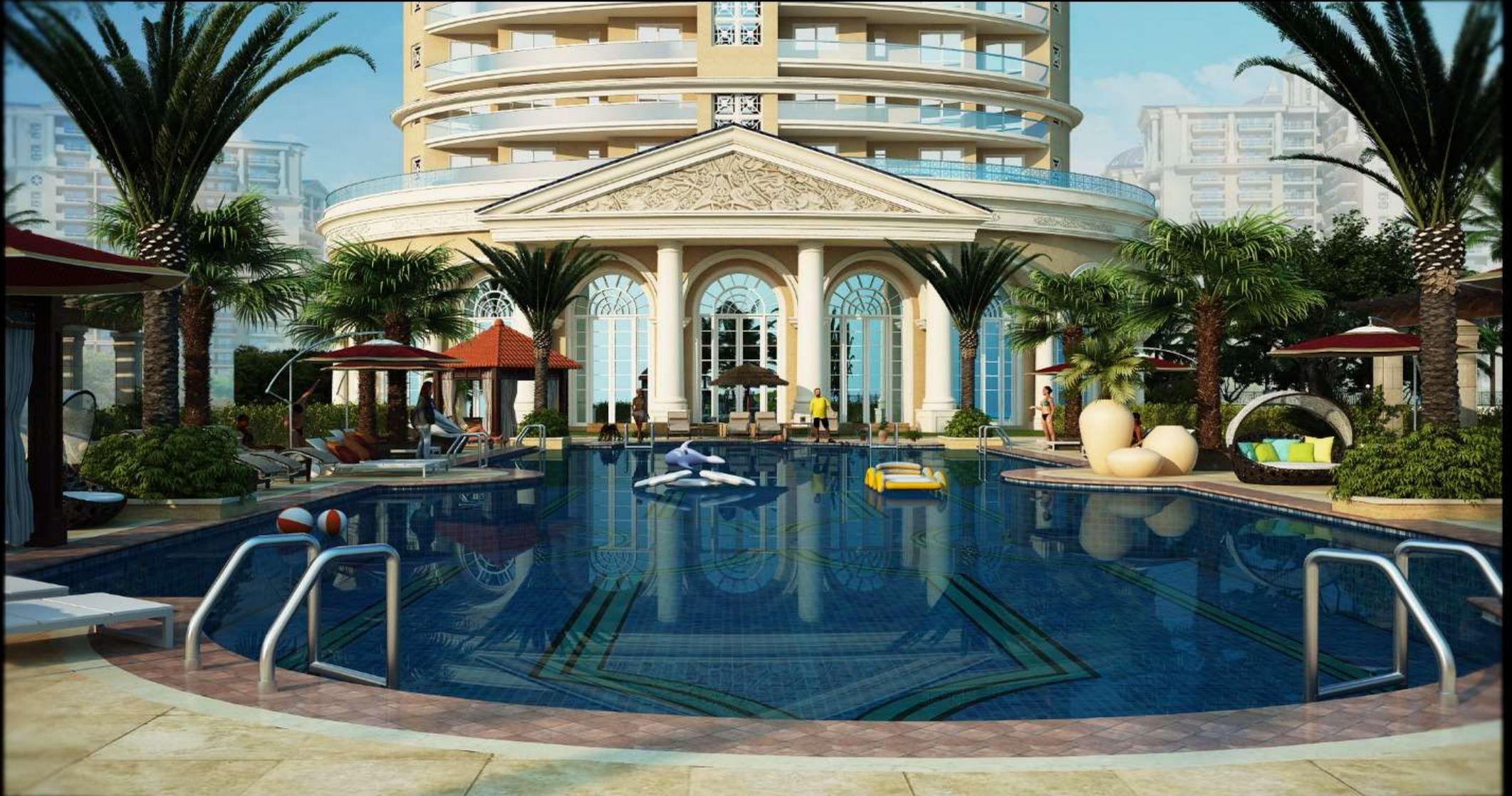
PROPOSED PROJECT ELEVATION



PROPOSED PROJECT ELEVATION



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



CLUB – IRIS (Approx. 15000 Sq. ft.)

Indoor Gaming Facilities



Banquet Hall



Restraunt



Play School Cum Creche



Central Green Park – Baboli Gardens



Yoga & Meditation Lawn



4 – Theme Based Childrens Park



PRIMROSE TOWER A,B & C



PRIMROSE TOWER FLORENCE PARK (A, B & C)



UNIT 2 & 5 (2 BHK)

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 & 5	794	894	176	200	1270

PRIMROSE TOWER **FLORENCE PARK** **(A, B & C)**



UNIT 1 & 6 (3 BHK)

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	975	1096	184	240	1520

PRIMROSE TOWER FLORENCE PARK (A, B & C)



UNIT 3 & 4 (3 BHK + Utility)

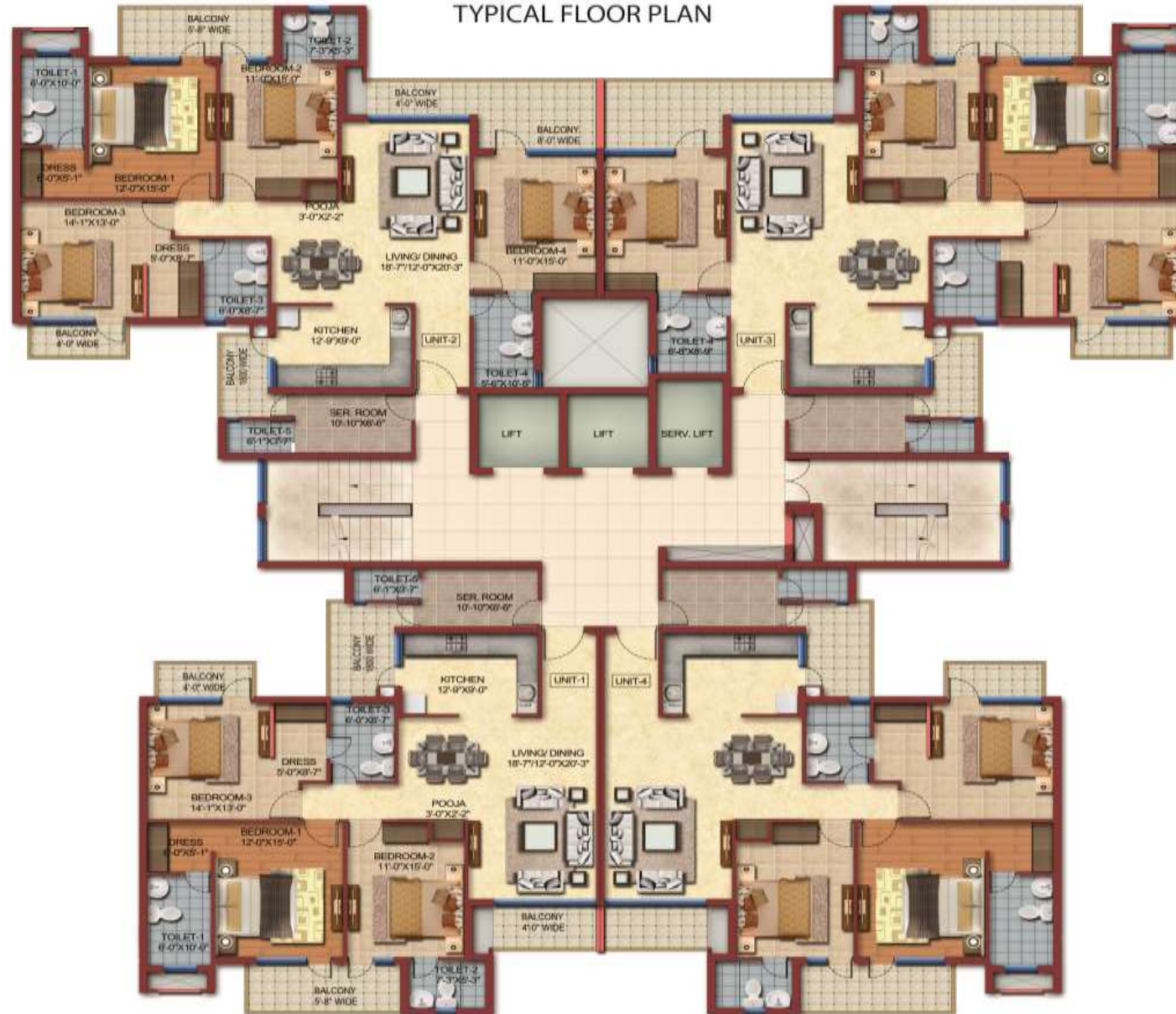
AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
3 & 4	1086	1198	232	260	1690



ORCHID TOWER

FLORENCE PARK

TYPICAL FLOOR PLAN



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	1400	1550	220	310	2080

1 sq. mtr. = 10.764sq.ft.



**ORCHID TOWER
FLORENCE PARK
(A & B)**

UNIT 2 & 3 (4 BHK + 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.)
2 & 3	1640	1815	300	365	2480

1 sq. mtr. = 10.764sq.ft.

ASTER TOWER - A & C

UNITS - 3 & 4 (Tower A) 1 & 2 (Tower C)



UNIT TYPE - 3 BHK + UTILITY

UNITS	AREA BREAKUP (APPROX.)				
	CARPET AREA (in Sft.)	UNIT BUILT-UP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
1 & 2 (Tower C) 3 & 4 (Tower A)	1195	1324	210	268	1800

1 sq. mtr. = 10.764 sq.ft.

ASTER TOWER - B

UNITS - 1 - 4



UNIT TYPE - 3 BHK + SERVANT

UNITS	AREA BREAKUP (APPROX.)				
	CARPET AREA (in Sft.)	UNIT BUILT-UP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
1 - 4	1360	1495	210	315	2020

1 sq. mtr. = 10.764 sq.ft.

Advantage AMBIKA



- Located at the heart of a planned city (New Chandigarh) near Chandigarh.
- RERA Compliant.
- 70% of the total collection in Bank Escrow for construction and project expenses only.
- Same Penalty for delay in payment as delay in delivery
- Easy Payment Construction Linked Plan with just 55% demanded till completion of structure.
- Clear Bifurcation of Area.
- Pricing 30-35% lesser than the market Prices.
- Dedicated and Renowned professionals.
- Green Building with various features like Solar Power Plant on 30% roof top, Environmental Friendly Building Material, Solar Powered Street Lighting, Only Use of LED's in Florence Park, Direct Sun Light & Ventilation in all rooms, etc.
- Approved by Government of Punjab.

ADVANTAGE AMBIKA



- 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 Daikshin Marg Main Road.``

- More Than 80% of the Total Area under Green and open spaces
- Gated Community and High Tech 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

ADVANTAGE AMBIKA



➤ 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

- 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 all Leading Banks.



Bank loans available from:

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



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AMBIKA FLORENCE PARK

Price List (CLP)

w.e.f - 18-08-20

PRIMROSE TOWERS A, B & C				
PARTICULARS		2 BHK	3 BHK	3 BHK + Utility
		Sq. Ft.*	Sq. Ft.*	Sq. Ft.*
SUPER AREA OF THE		1270	1520	1690
BUILT UP AREA OF		894	1096	1198
BALCONY AREA		176	184	232
CARPET AREA		794	975	1086
SALE PRICE **	₹	5,448,300	6,520,800	7,250,100
EDC, Social Infra &	₹	141,000	168,700	187,600
Total Sale Price***	₹	5,589,300	6,689,500	7,437,700
Preferential		As applicable		
THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS WILL VARY FOR SPECIFIC UNITS DEPENDING ON				
* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.				
** Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 7% of Sales Price shall be provided by the Company as input credit of GST for all due installments on Invoices/demand raised.				
*** A Lump sum of Rs. 25,000/- for 2 BHK unit and Rs. 35,000/- for 3 BHK unit towards Interest Bearing Maintenance Security (IBMS) to be paid at the time of Possession.				
NOTE:				
1	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of "AMBIKA REALCON PRIVATE LIMITED" payable at par. The booking of unit is subject to clearance of the same.			
2	All building plans, layouts, specifications are subject to modification or revision as per decided by the Architect or any other competent authority subject to RERA Act.			
3	The area of Unit being booked includes Carpet Area,Outer Boundry wall of the unit, Balcony Area plus proportionate share of service and common areas to be more fully described in the Application Form or the			
4	Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.			
5	The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter and Agreement.			
6	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges and Registration facilitation charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title			
7	Any future charges, taxes, cess or levies by any competent government authorities shall be payable by the allottee on proportionate basis.			
8	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power Back up if opted shall become part of Sale Price.			
9	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 3 KVA, EEC and FFEC and Club Membership to the applicant.			
10	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.			

AMBIKA FLORENCE PARK

Price List (CLP)

ORCHID TOWERS A & B			
Particulars		3 BHK + Servant Room	4 BHK + Servant Room
		Sq. Ft. *	Sq. Ft. *
SUPER AREA OF THE UNIT		2080	2480
BUILT UP AREA OF THE UNIT		1550	1815
BALCONY AREA		220	300
CARPET AREA		1400	1640
SALE PRICE **	₹	8,091,200	9,647,200
EDC, Social Infra & Road Cess	₹	230,900	275,300
Total Sale Price***	₹	8,322,100	9,922,500
Preferential Location Charges		As applicable	
THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS WILL VARY FOR SPECIFIC UNITS DEPENDING ON AREA, FLOOR, SIDE. ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST			
* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.			
** Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 7% of Sales Price shall be provided by the Company as input credit of GST for all due installments on Invoices/demand raised.			
*** A Lump sum of Rs. 40,000/- for 3 BHK + Servant unit and Rs. 50,000/- for 4 BHK + Servant unit towards Interest Bearing Maintenance Security (IBMS) to be paid at the time of Possession.			
NOTE:			
1	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of "AMBIKA REALCON PRIVATE LIMITED" payable at par. The booking of unit is subject to clearance of the same.		
2	All building plans, layouts, specifications are subject to modification or revision as per decided by the Architect or any other competent authority subject to RERA Act.		
3	The area of Unit being booked includes Carpet Area, Outer Boundry wall of the unit, Balcony Area plus proportionate share of service and common areas to be more fully described in the Application Form or the Agreement.		
4	Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.		
5	The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter and Agreement.		
6	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges and Registration facilitation charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.		
7	Any future charges, taxes, cess or levies by any competent government authorities shall be payable by the allottee on proportionate basis.		
8	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power Back up if opted shall become part of Sale Price.		
9	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 5/7 KVA in 3BHK/4BHK + Servant, EEC and FFEC and Club Membership to the applicant.		
10	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.		

AMBIKA FLORENCE PARK

Price List (CLP)

ASTER TOWERS A,B & C			
Particulars		3 BHK + Utility	3 BHK + Servant Room
		Sq. Ft.*	Sq. Ft.*
SUPER AREA OF THE UNIT		1800	2020
BUILT UP AREA OF THE UNIT		1324	1505
BALCONY AREA		210	210
CARPET AREA		1195	1370
SALE PRICE **	₹	7,002,000	7,857,800
EDC, Social Infra & Water	₹	199,800	224,300
Total Sale Price***	₹	7,201,800	8,082,100
Preferential Location Charges		As applicable	

THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS WILL VARY FOR SPECIFIC UNITS DEPENDING ON AREA, FLOOR, SIDE. ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST.

* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

** Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 7% of Sales Price shall be provided by the Company as input credit of GST for all due installments on Invoices/demand raised.

*** A Lump sum of Rs. 36,000/- for 3 BHK + Utility unit and Rs. 40,000/- for 3 BHK + Servant unit towards Interest Bearing Maintenance Security (IBMS) to be paid at the time of Possession.

NOTE:

1	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of "AMBIKA REALCON PRIVATE LIMITED" payable at par. The booking of unit is subject to clearance of the same.
2	All building plans, layouts, specifications are subject to modification or revision as per decided by the Architect or any other competent authority subject to RERA Act.
3	The area of Unit being booked includes Carpet Area, Outer Boundry wall of the unit, Balcony Area plus proportionate share of service and common areas to be more fully described in the Application Form or the Agreement.
4	Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
5	The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter and Agreement.
6	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges and Registration facilitation charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
7	Any future charges, taxes, cess or levies by any competent government authorities shall be payable by the allottee on proportionate basis.
8	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power Back up if opted shall become part of Sale Price.
9	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 4/5 KVA in 3BHK+Utility/3BHK + Servant, EEC and FFEC and Club Membership to the applicant.
10	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.

AMBIKA FLORENCE PARK

Price List (Subvention)

ASTER TOWERS A,B & C			
Particulars		3 BHK + Utility	3 BHK + Servant Room
		Sq. Ft.*	Sq. Ft.*
SUPER AREA OF THE UNIT		1800	2020
BUILT UP AREA OF THE UNIT		1324	1505
BALCONY AREA		210	210
CARPET AREA		1195	1370
SALE PRICE **	₹	7,542,000	8,463,800
EDC, Social Infra & Stamp Duty***	₹	199,800	224,300
Total Sale Price***	₹	7,741,800	8,688,100
Preferential Location Charges		As applicable	

THE CALCULATIONS ARE FOR A TYPICAL UNIT. THIS WILL VARY FOR SPECIFIC UNITS DEPENDING ON AREA, FLOOR, SIDE. ESTIMATE FOR SPECIFIC UNIT CAN BE PROVIDED ON REQUEST

* 1 Sq. Ft. = 0.0929 Sq. Mtr. OR 1 Sq. Mtr. = 10.764 Sq. Ft.

** Goods & Services Tax (GST), VAT, Labour Cess & other taxes, Cess, Levies as applicable on the unit shall be payable extra by the Applicant/Allottee. As a company policy for new bookings only, Credit note to the extent 7% of Sales Price shall be provided by the Company as input credit of GST for all due installments on Invoices/demand raised.

*** A Lump sum of Rs. 36,000/- for 3 BHK + Utility unit and Rs. 40,000/- for 3 BHK + Servant unit towards Interest Bearing Maintenance Security (IBMS) to be paid at the time of Possession.

NOTE:

1	All payments must be made by Cheques/ Pay Order/Demand Draft only in favour of "AMBIKA REALCON PRIVATE LIMITED" payable at par. The booking of unit is subject to clearance of the same.
2	All building plans, layouts, specifications are subject to modification or revision as per decided by the Architect or any other competent authority subject to RERA Act.
3	The area of Unit being booked includes Carpet Area, Outer Boundary wall of the unit, Balcony Area plus proportionate share of service and common areas to be more fully described in the Application Form or the Agreement.
4	Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
5	The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter and Agreement.
6	Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges and Registration facilitation charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
7	Any future charges, taxes, cess or levies by any competent government authorities shall be payable by the allottee on proportionate basis.
8	PLC, Allotment of rights to use additional space for car parking if opted and Additional Power Back up if opted shall become part of Sale Price.
9	No extra charges are been taken on account for Right to use Space for One Covered Car Parking, Power Back-up of 4/5 KVA in 3BHK+Utility/3BHK + Servant, EEC and FFEC and Club Membership to the applicant.
10	IBMS is a security to be used or handed over to the maintenance agency/RWA of the project after possession.
11	Maximum 80% of the total cost including GST but excluding IBMS shall be funded by the bank/Financial Institutes/NBFC's. Other terms & conditions shall apply.
12	Subvention is applicable subject to applying and sanctioning of retail home loan of the person from financial institutes.
13	In case of funding requirement above than Rs. 75 Lacs, 15% of the payment need to be given within 30 days from the date of booking.

PAYMENT PLANS - PRIMROSE TOWERS

Time Linked Payment Plan (TLP)

Particulars	Payment Schedule
At the time of booking	Rs. 3Lacs
Within 30 days of booking	20% of Sale Price less booking amount + 50% of EDC,Road Cess & Social Infra
Within 60 days of booking	20% of Sale Price + 50% of EDC,Road Cess & Social Infra
Within 105 days of booking	25% of Sale Price
Within 150 days of booking	25% of Sale Price
On Intimation for offer of Possession	10% of Sale Price + IBMS + other charges (if any)

LUMSUM Payment Plan with 3% Discount on Sale Price

Particulars	Payment Schedule
At the time of booking	Rs 3Lacs
Within 15 days of booking	20% of Discounted Sales Price Less Booking Amount
Within 45 days of booking	75% of Discounted Sales Price + 100% of EDC, Social Infra & Road Cess
On Intimation for offer of Possession	5% of Discounted Sales Price + IBMS + Other Charges (if any)

PAYMENT PLANS - ORCHID TOWER

Time Linked Payment Plan (TLP)

Particulars	Payment Schedule
At the time of booking	Rs. 3 Lacs
Within 30 days of booking	20% of Sale Price less booking amount + 50% of EDC, Road cess and social Infra
Within 60 days of booking	20% of Sale Price less booking amount + 50% of EDC, Road Cess & Social Infra
Within 120 days of booking	20% of Sale Price
Within 180 days of booking	20% of Sale Price
Within 240 days of booking	15% of Sale Price
On Intimation for offer of Possession	5% of Sale Price + IBMS + other charges (if any)

Lumsum Payment Plan (LLP) with 4% Discount on Sale Price

Particulars	Payment Schedule
At the time of booking	Rs 3 Lacs
Within 30 days of booking	20% of Discounted Sale Price less booking amount
Within 90 days Of Booking	75% of Discounted Sale Price + 100% EDC, Road Cess & Social Infra
On Intimation for offer of Possession	5% of Discounted Sale Price + IBMS + other charges (if any)

50-50 Special Payment Plan

Particulars	Payment Schedule
At the time of booking	Rs 3Lacs for 3BHK, Rs 4 Lacs for 4BHK
Within 30 days of booking	10% of Sales Price Less Booking Amount
Within 60 days of booking	40% of Sales Price + 100% of EDC, Social Infra & Road Cess
On Completion of Internal Plumbing & Electrical Conduiting and Installation of lifts	25% of Sales Price
On Intimation for offer of Possession	25% of Sales Price + IBMS + Other Charges (if any)

Payment Plans	
ASTER TOWER - A,B & C	
Construction Linked Payment Plan (CLP)	
Particulars	Payment Schedule
At the time of booking	Rs. 3 Lacs
Within 30 days of booking	10% of Sale Price less booking amount
Within 60 days of booking	10% of Sale Price + 30% of EDC, Social Infra & Road Cess
Within 105 days of booking	10% of Sale Price + 30% of EDC, Social Infra & Road Cess
Within 150 days of booking	10% of Sale Price + 40% of EDC, Social Infra & Road Cess
On Casting of Eight Floor roof slab	5% of Sale Price
On Casting of Tenth Floor roof slab	5% of Sale Price
On Casting of Twelfth floor roof slab	5% of Sale Price
On Casting of Top floor roof slab	5% of Sale Price
On Completion of Internal Brick Work	5% of Sale Price
On Completion of internal plaster	7.5% of Sale Price
On Completion of external plaster	7.5% of Sale Price
On Completion of Internal flooring	7.5% of Sale Price
On Completion of Internal Plumbing & Electrical Conduiting and Installation of	7.5% of Sale Price
On Intimation for offer of Possession	5% of Sale Price + IBMS + Other Charges, if any
Lumsum Payment Plan (LLP) with 8% Discount on Sale Price	
Particulars	Payment Schedule
At the time of booking	Rs. 3 Lacs
Within 30 days of booking	10% of Discounted Sale Price less booking amount
Within 90 days Of Booking	85% of Discounted Sale Price + 100% of EDC, Social Infra & Road Cess
On Intimation for offer of Possession	5% of Discounted Sale Price + IBMS + Other Charges, if any
Flexi Payment Plan with 4% Discount on Sale Price	
Particulars	Payment Schedule
At the time of booking	Rs. 3 Lacs
Within 30 days of booking	10% of Discounted Sale Price less booking amount
Within 90 days of booking	40% of Discounted Sale Price + 100% of EDC, Social Infra & Road Cess
On Casting of Eight floor roof slab	2.5% of Discounted Sale Price
On Casting of Tenth Floor roof slab	2.5% of Discounted Sale Price
On Casting of Twelfth floor roof slab	2.5% of Discounted Sale Price
On Casting of top floor roof slab	2.5% of Discounted Sale Price
On Completion of Internal Brick Work	5% of Discounted Sale Price
On Completion of internal plaster	7.5% of Discounted Sale Price
On Completion of external plaster	7.5% of Discounted Sale Price
On Completion of Internal flooring	7.5% of Discounted Sale Price
On Completion of Internal Plumbing & Electrical Conduiting and Installation of	7.5% of Discounted Sale Price
On Intimation for offer of Possession	5% of Discounted Sale Price + IBMS + Other Charges, if any
Special Payment Plan (40:30:30) with 2% Discount on Sale Price	
Particulars	Payment Schedule
At the time of booking	Rs. 3 Lacs
Within 20 days of booking	10% of Sale Price (less booking amount)
Within 45 days of booking	30% of Discounted Sale Price + 50% EDC, Road Cess & Social Infra
On Casting of top floor roof slab	30% of Discounted Sale Price + 50% EDC, Road Cess & Social Infra
On Intimation for offer of Possession	30% of Discounted Sale Price + IBMS + Other Charges, if any

Preference Location Charges

Particulars						Amt in Rs. INR	
Unit Type	2 BHK	2 BHK	3 BHK	3 BHK + Utility	3 BHK + Utility	3 BHK + Servant	4 BHK + Servant
Tota Unit Area	1270	1270	1520	1690	1690	2080	2480
Tower	Primrose (A,B&C) except Block 2 of Primrose C)	Primrose C Block 2	Primrose (A,B&C)	Primrose (A,B&C) except Block 3 of Primrose C)	Primrose C Block 3	Orchid (A&B)	Orchid (A&B)
Ground floor	317500	127000	152000	422500	169000	208000	620000
1st Floor	266700	114300	136800	354900	152100	187200	520800
2nd Floor	241300	88900	106400	321100	118300	145600	471200
3rd to 14th Floor	114300	NIL	NIL	152100	NIL	NIL	223200
15th Floor and above	139700	63500	76000	185900	84500	104000	272800
Top Floor	190500	88900	106400	253500	118300	145600	372000

Preference Location Charges				
Particulars	Amt in INR			
Unit Type	3 BHK + Utility	3 BHK + Servant	3 BHK + Servant	3 BHK + Utility
Tota Unit Area	1800	2020	2020	1800
Tower	Aster A(block 4) and Aster C (block 1)	Aster B(block 1&4,)Aster A(block 1), Aster C (block 4)	Aster B(block 2&3)Aster A(block2),Aster C(Block 3)	Aster A(block 3) and Aster C (block 2)
Ground floor			505000	450000
1st Floor			424200	378000
2nd Floor	126000	141400	323200	288000
3rd to 13th Floor	0	0	181800	162000
14th Floor	126000	141400	242400	216000
Top Floor	180000	202000	343400	306000

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 apartments (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.

Construction Updates



Construction Updates



Construction Updates





Florence Park
New Chandigarh

POSSESSION OF
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