

# MIRISHA



## **Specifications**

<b>Type of Construction:</b>	RCC framed earthquake resistant structure complying with BIS code for Zone IV. Vaastu Compliant Architecture and Interiors
<b>External Finish:</b>	Texture Finish
<b>Internal Finish:</b>	Plastic Emulsion Paint
<b>Flooring:</b>	
• <b>Dining &amp; Lounge:</b>	Marble / Vitrified Tiles
• <b>Drawing Room:</b>	Marble / Vitrified Tiles
• <b>Bedrooms:</b>	Laminated Wooden Flooring
• <b>Front &amp; Rear Balconies:</b>	Marble / Ceramic Tiles
<b>Doors &amp; Windows:</b>	Door frames of hardwood / equivalent, flushed door / equivalent, all door frames and shutters will be polished / painted. Powder coated Anodized Aluminium / Glazing / UPVC Windows
<b>Kitchen:</b>	Ceramic Tiles Flooring with Granite worktop, 2' high ceramic tiles on walls above work top upto 4'6" high on remaining walls, single lever CP fittings, single bowl stainless steel sink with drain board.
<b>Toilets:</b>	Ceramic Tiles, English type WC, wash basin, single lever CP fittings, towel rail / ring, Mirror
<b>Cupboards:</b>	Only niches for wardrobes shall be provided
<b>Electrical Work:</b>	Electrical installation in concealed conduits with copper wiring, Modular type switches
<b>General:</b>	Rain water Harvesting, provision for one TV and one telephone point in each bedroom, Drawing room and Dining Room. Concealed Conduit PVC piping for Split ACs.

**Note: Additional Interior work, fixtures and Security Systems can be provided as per customer's requirements at extra cost.**



## **Project Features & Benefits:**

### **Location Benefits:**

- Situated at “A” Block, Sushant Lok 2
- Only 500 meters from Golf Course Road
- Within close proximity to NH-8
- 20 minutes drive to IGI Airport
- Premium Schools, Colleges, Hospitals, Malls, Hotels, Multiplexes, Supermarkets, within close proximity
- Surrounded by high – end neighborhood
- Hilton Double Tree Hotel at 900 meters on Golf Course Road
- Direct connectivity to Delhi / Mehrauli via Gurgaon Faridabad Road
- Proposed DLF Rapid Metro to connect Golf Course Road to Delhi Metro
- Proposed 16 kms signal free DLF-HUDA Expressway from NH8 Ambience Mall Toll to Sushant Lok 2 / Golf Course Road

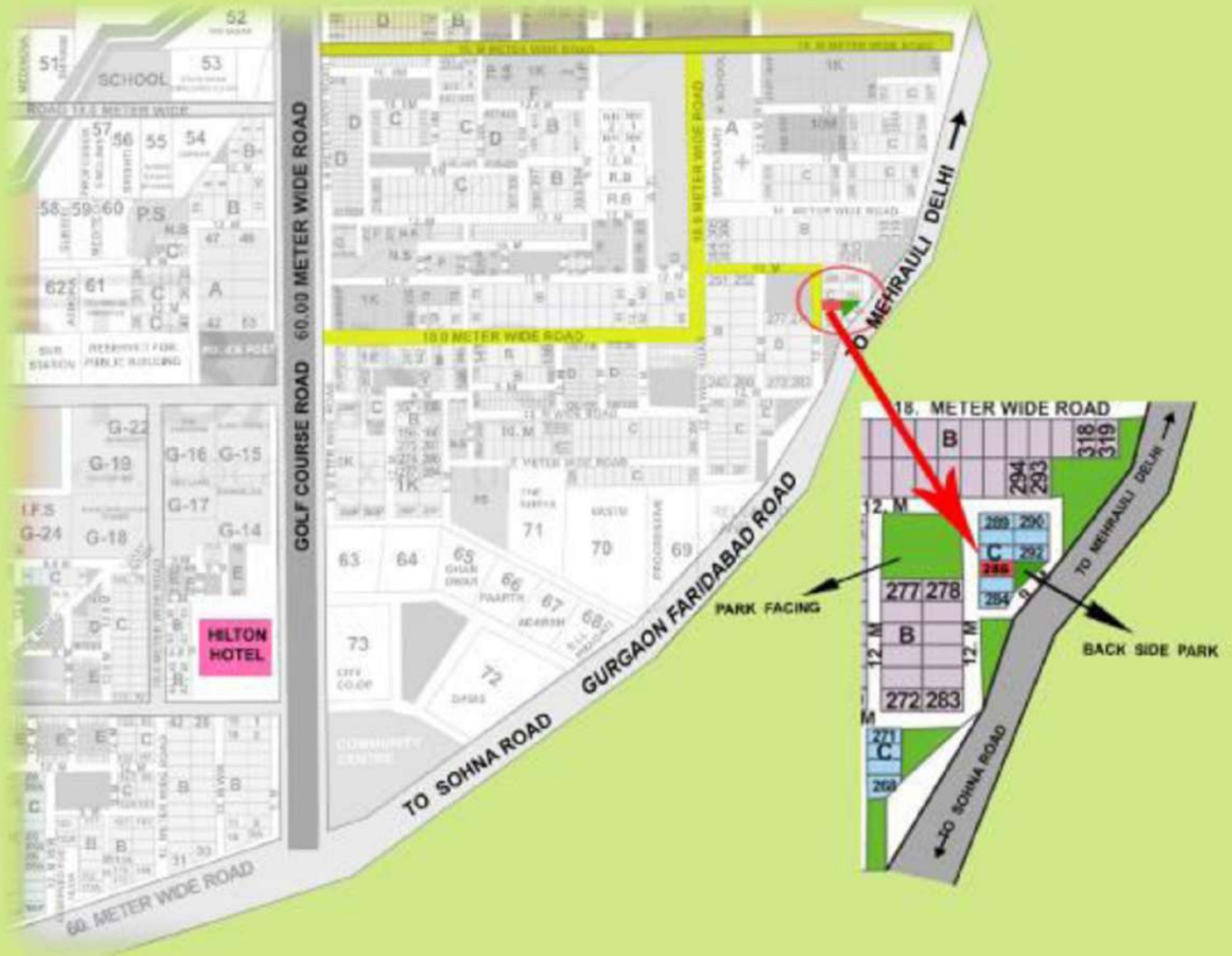
### **Plot / Floor Highlights:**

- Two Side Open (normally Builders charge 10% PLC for this feature)
- Park Facing (normally Builders charge 10% PLC for this feature)
- Large Room sizes with practical and spacious interiors
- For every floor –
  - a. Separate Demarcated Parking
  - b. Separate Electric Meter
  - c. Separate Overhead Water Tank (1000 Liters capacity for each floor)
  - d. Separate Underground Water Tank (2500 Liters for each floor)

### **Other Benefits:**

- Sunrise at the Back - East
- Sunset in the Front - West
- Greens / Park on both sides – Front & Rear
- Serenity of Resort living yet very close to Prime Area
- Optional 5 star club within the vicinity with all facilities like swimming pool, spa, café, restaurants etc.
- Commercial Market at 200 meters (0.2 km)
- Ansal Institute of Technology at 300 meters
- Very high Capital appreciation potential

## Location Map





# BASEMENT FLOOR PLAN





GROUND FLOOR PLAN



FIRST FLOOR PLAN



**SECOND FLOOR PLAN**



## Payment Plans

### D) DOWN PAYMENT PLAN\*

■ At the time of booking .....	10%
■ Within 45 days of booking.....	85%
■ At the time of possession .....	5%

### II) INSTALMENT PLAN

■ At the time of booking .....	10%
■ 1 month from the booking .....	10%
■ 2 month from the booking .....	10%
■ On completion of DPC .....	10%
■ On commencement of ground floor roof slab.....	10%
■ On commencement of first floor roof slab .....	10%
■ On commencement of second floor roof slab.....	10%
■ On commencement of GI/CI piping & electric conduiting .....	10%
■ On commencement of fixing of doors/ window frames & plastering .....	10%
■ On commencement of flooring .....	5%
■ At the time of possession .....	5%

- The rebate, if any, shall be adjusted in the price. However cost of additional built-up area shall be charged extra as applicable.
- Instalment Call Notice by the Builder to the effect that instalment has become due as stated above shall be final and binding. It is made clear that timely payment of instalments is the essence of the contract.
- In exceptional circumstances, the Builder may in his sole discretion condone the delay in payment by charging interest @ 24% p.a. In the event of the Builder waiving the right of forfeiture and accepted interest of the account from the buyer, no right whatsoever would accrue to any other defaulting buyers.
- The prices mentioned above are inclusive of the external development charges; in case there is any increase in external development charges or any other charges as demanded by the authorities in connection with the aforesaid scheme, the same shall be payable additionally on pro-rata by the buyer to the Builder on demand.
- Stamp duty, registration charges, legal and documentation charges etc. are in addition to the aforesaid prices.
- The other terms and conditions would be as per the standard allotment letter of the Company.
- Prices are subject to revision without prior notice.
- Conditions apply.

## Contact us

### **AKS Developers**

**Singhania Enterprises Private Limited**  
**410, 4<sup>th</sup> Floor, DLF Galleria Tower,**  
**DLF Phase 4, Gurgaon-122009, India**

**Fax : +91 124 4009384**  
**Phone : +91 124 4009381**  
**Mobile : +91 9313929555**  
**Email: aks@swas.in / info@swas.in**

### **Studio Mathema**

architecture interior landscape urban planning  
**P 3/1, Basement, DLF Phase-II,**  
**Gurgaon-122002, India**

**Phone : +91 124 4386899**  
**Mobile : +91 9899996082**  
**studiomathema@gmail.com**  
**www.studiomathema.com**

**Note: This folder is purely conceptual and not a legal offering. Further, the Promoter / Architects reserve the right to add/ delete any details/specifications / elevations mentioned if so warranted by the circumstances.**