



EDEN HEIGHTS
TAKING LIFE TO PERFECTION



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MASTER PLAN

GPL EDEN HEIGHTS
TAKING LIFE TO PERFECTION

SOHNA ROAD, SECTOR-70, GURGAON



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FLOOR PLAN

T HREE BEDROOM + SERVANT

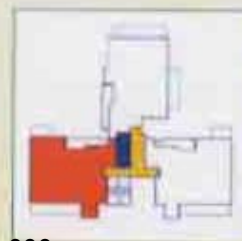


TOWER - B, C, F, G, H & I

Super Area: 2150 Sq. ft. (1 sq. meter = 10.764 sq. feet and 1 meter = 3.281 feet)

In the interest of maintaining high standards, all floor plan, layout plans, areas, dimensions and specifications are indicative and are subject to changes as decided by the company.

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SPECIFICATIONS

SPACE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	FIXTURES/FITTINGS
LIVING / DINING / LOBBY / PASSAGE	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Fans, CFL
MASTER BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Fans, CFL
BEDROOM	Vitrified Tiles / Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Fans, Decorative Lights
KITCHEN	Anti Skid Ceramic Tiles	Ceramic Tiles up to 2' above counter and Oil Bound Distemper in the Basement Area	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Modular Kitchen, Chimney, Hob, Granite/Marble Counter top with S.S. Sink, Single Bowl, C.P. Fittings, Exhaust Fan, Individual R.O. Machine, Provision for Piped Gas Supply
TOILET	Ceramic Tiles	Ceramic Tiles up to 7' and Painted	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Granite/Marble Counters, White / Pastel Sanitary Fixtures, C.P. Fittings and Provision for Hot & Cold Water Supply, Exhaust Fan
BALCONY/TERRACE	Anti Skid Ceramic Tiles	Exterior Paint	Exterior Paint		UPVC / Powder Coated / Anodised Aluminium	
SERVANT ROOM	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	
SERVANT TOILET	Ceramic Tiles	Ceramic Tiles up to 7' feet Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with European Style Flush Panel	UPVC / Powder Coated / Anodised Aluminium	Conventional Fittings and Indian W.C.
LIFT LOBBY	Combination of one or more of Indian Marble / Granite / Vitrified Tiles / Tiles / Sicca Tile		Oil Bound Distemper			
SECURITY SYSTEM	CCTV for Basement and Entrance Lobby at Ground Floor. 3 Tier 24x7 Security					
ELECTRICAL WORK	Electrical work with copper wires in concealed PVC conduits. Provision shall be made for Sufficient Lighting & Power Points, Switches & Sockets, Telephones & TV points in each Bedroom, Drawing / Dining Room.					
SPECIAL FEATURES	Health Club • Swimming Pool • Gymnasium • Table Tennis • Tennis Court					
FACILITIES	24 Hours Power Backup					
GREEN AREA	Ornamental Park • Spiral Mound • Water-play • Flowering Plants • Jogging and Walking Tracks					
BUILDING	Fire Fighting System • Sufficient Car Parking Facility • Earthquake Resistant RCC Framed Construction					

Note: All floor plans, Layout and Specifications are purely conceptual / indicative and not legal offering. The competent authority / promoter / architect reserve the right to add or delete or change any detail / specification / layout / elevation mentioned, if so warranted.

All images and pictures are artistic impressions only.

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PAYMENT PLAN

PLAN-B : Construction Linked Payment Plan

At the time of Registration	10% of BSP
Within 45 days of Registration	10% of BSP
On start of Excavation	10% of BSP + 25% of PLC + 50% of EDC & IDC
On casting of Basement raft	10% of BSP + 25% of PLC + 50% of Parking + 50% of EDC & IDC
On casting of Ground floor	10% of BSP + 25% of PLC + 50% of Parking + 50% of CMRC
On casting of Second floor	10% of BSP + 25% of PLC
On casting of Fourth floor	5% of BSP
On casting of Sixth floor	5% of BSP
On casting of Eighth floor	5% of BSP
On casting of Tenth floor	5% of BSP
On casting of Twelve floor	5% of BSP
On casting of Fourteen floor	5% of BSP
On casting of Sixteen floor	5% of BSP
On final notice of Possession	5% of BSP + 50% of CMRC + IFMS + Stamp duty charges and other charges as applicable

- BSP - Basic Sale Price
- EDC - External Development Charges
- IDC - Infrastructure Development Charges
- PLC - Preferential Location Charges
- CMRC - Club Membership Registration Charges
- IFMS - Interest Free Maintenance Security Deposit

Note: 1. Cheque/Bank Draft to be issued in favour of "GUPTA PROMOTERS PVT. LTD." payable at New Delhi only

2. The terms & conditions of sale would be as per "Application Form/Flat Buyer Agreement".

3. The prices are subject to change without prior notice. Registration at the sole discretion of the company.

4. EDC, IDC, Service Tax, Stamp Duty/Registration Charges / PLC and any other Charges/levies would be charged extra, as applicable.

LOCATION MAP



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