

KAPASHERA

Site Area	3 Acres
Dwelling Units	104 Units
Rate	5000 Rs./ Sq.Ft.
Unit Size	2500 Sq.Ft.
Type	Basement + Stilt + 4
Possesion	18 months

Location Advantage

- Proximity to international airport.
- Adjoining the developed pockets of Dwarka, Vasant Kunj and Pushpanjali farmhouses.
- 7 Node connectivity form Rajokri, Old Gurgaon, Dwarka, Mahipalpur, Najafgarh, NH-8 and upcoming new sectors of Gurgaon and Palam Vihar.
- Proximity to the Dwarka, Gurgaon Expressway, metro and NH-8.
- Planned relocation of Diplomatic enclaves in close proximity to the site.

Sales Pitch

- Property Valued 9Cr in Vasant Kunj & Vasant Vihar is now available for Rs. 1.25 Cr. At Extended Vasant Vihar i.e. Kapashera
- This is an upcoming location well connected in comparison to the saturated markets of Indirapuram, Ghaziabad, Noida, Gurgaon etc. Hence it is better suited for investments growth in comparison to other satellite townships.
- At the time of possession the property is expected to be valued at 8000 – 9000 psf from present Rs. 5000/- psf i.e. 80% property escalation in next 18 months.

USP

- Safe (i.e. Public Listed Co.), reliable i.e. (timely delivery as of track record) & high returns investment.
- Gated Community with 3 tier security system with access card for vehicles and personnel.
- Will be professionally managed by a facility management service provider.
- 100 % Power Back up and ozonized water supply for all Kitchens.
- All dwelling units planned for people with same status and income bracket.
- Convenience stores, community halls, club, gymnasium, indoor/ outdoor courts, swimming pool with steam and sauna and sitting area for entertainment and leisure, providing a self sustainable living space.
- Jogging / walking track with ample green area and water bodies.
- Elevators leading to all dwelling units.
- Centralized LPG Connection in all dwelling units.
- Wi Fi for all categories.
- Provision for personally owned terrace gardens.
- Insulated roofing.

FACILITIES

1. 100% power back up.
2. 3 tier security system with access cards for vehicles and personnel.
3. Provision of Wi Fi connectivity of any category.
4. Ozonized water treatment of water for drinking purposes in all kitchens.
5. Centralized LPG connection in all dwelling units.
6. Walking / jogging tracks.
7. Children's play area.
8. Landscaping with exotic plants.
9. Water bodies and fountains.
10. Pressurized water booster system.
11. Swimming pool with steam and Sauna.
12. Gymnasium, Table Tennis and snooker tables and one outdoor court (Badminton / one side basketball / tennis).
13. State of art Club House.
14. Insulated roofs.
15. Jacuzzi in master bedrooms.
16. Elevators in all buildings.
17. Convenience stores.
18. Centralized facility to be run by a facility management company.
19. AC conducting.
20. Swimming pool with steam and Sauna.



SPECIFICATIONS

1. Structure - R.C.C.Framed structure, with Brick masonry infill walls.

2. Living, Dining and Lounge :-

- a) Floors Italian / Imported Marble, as/approved sample.
- b) Walls Plastic Emulsion paint.
- c) Ceilings Acrylic Emulsion paint.
- d) Internal Doors Designer Moulded Skin Doors, with Ivory Coast Teak wood frames..
- e) External D/Windows Ivory Coast Frames, with Teak wood &Glass Shutters.

2. Bed Rooms / Dress :-

- a) Floors Italian / Imported Marble, with one Bed room in Laminated wooden flooring, as/approved sample.
- b) Walls Plastic Emulsion paint.
- c) Ceilings Acrylic Emulsion paint.
- d) Internal Doors Designer Moulded Skin Doors, with Ivory Coast Teak wood frames..
- e) External Doors/Windows Ivory Coast Frames, with Teak wood &Glass Shutters.

3. Toilets :-

- a) Floors Italian / Imported Marble, as/approved sample.
- b) Walls Designer Wall Tiles, upto Lintel, with Plastic Emulsion paint above.
- c) Ceilings Acrylic Emulsion paint.
- d) Fittings/Fixtures All fixtures to be of American Standard or eq. Fittings of Grohe/Eq.
- e) Counters Granite/Eq Stone Top.
- f) Wooden Cabinets Laminated finish for the Under counter units.
- g) Internal Doors Designer Moulded Skin Doors, with Ivory Coast Teak wood frames..
- h) External D/Windows Ivory Coast Frames, with Teak wood &Glass Shutters.

4. Kitchens :-

- a) Floors Italian / Imported Marble, as/approved sample.
- b) Walls Dessigner Wall Tiles upto Lintel level, with Plastic Emulsion paint.
- c) Ceilings Acrylic Emulsion paint.
- d) Fittings/Fixtures All fixtures to be of American Standard or eq. Fixtures of Grohe/Eq.
- e) Counters Italian /Imported Marble, or Granite.
- f) Wooden Cabinets Laminated finish for the Under counter units.
- g) Internal Doors Designer Moulded Skin Doors, with Ivory Coast Teak wood frames..
- h) External D/Windows Ivory Coast Frames, with Teak wood & Glass Shutters.

5. Balconies/Verandahs :-

- a) Floors Italian / Imported Marble, as/approved sample.
- b) Walls Texture Paint.
- c) Ceilings Acrylic Emulsion paint.
- d) Railings Designer Railing in SS/Powder coated MS/Glass.
- e) External D/Windows Ivory Coast Frames, with Teak wood & Glass Shutters.

6. Common Areas & Exterior Façade :-

- Floors Flamed Granite, in Driveway/Staircase.
- Walls Texture Paint, with Marble cladding on Lift Fascia
- Railings Decorative Railing in MS/ SS &Glass, with Teak wood Handrail.
- Exterior Façade Texture paint with Stone Cladding.