



Marbella Grand

EMBRACE THE LUXE!





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PBRERA-SAS81-PR0391

SPECIFICATION (INTERNAL / ETERNAL)

GRAND STRUCTURE

23 Storied, Earthquake resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks only Where Needed.

EXTERNAL FINISH

Textured paint of exterior grade and Glass on specific sections.

GRAND ENTRANCE LOBBY - GROUND FLOOR

Grand Air conditioned Lobby with Star Category Finishes & Amenities Like: Concierge, Meeting & Waiting Lounges, Rest Rooms Etc. Appropriate Mix of Marble/Granite Flooring, Premium emulsion paint on Walls and Ceiling.

GRAND ELEVATORS

"One" Service Elevator (6ft. X 9Ft.) and

"Three" Passenger Elevators (6ft. X 9ft.) of Mitsubishi /Kone or equivalent brand in each tower.

GRAND STAIRCASES

6 Ft. wide Grand Staircases

Risers & Treads - Granite Stone

Wall & Ceiling Finishes - Premium Emulsion Paint

Handrail - Stainless Steel Railing

GRAND BALCONIES

Upto 12 Ft. wide Grand Balconies Brick wall along with Wet Point & provision for washing machine, Cloth dryer & Dish washer in Service Balcony.

Flooring - Anti skid Vitrified Tiles

Wall & Ceiling Finishes - Weather proof external paint

Handrail - Toughened Glass with Stainless Steel Railing.

GRAND DOORS & WINDOWS

Upto 4 Ft. Wide & 8 Ft. High Doors - Flush Door & Frame with Teakwood veneer. Key Less Entry with Yale/Godrej or Equivalent Door Lock, Honeywell or Equivalent Video door phone. Upto 8Ft. High

Windows- High Grade Aluminum with AIS or Equivalent Toughened Glass & Mesh Doors

ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/Cable and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & Protective MCB's.

LIVING/DINING /FAMILY LOUNGE

Flooring - Premium/Vitrified Tiles/Italian - Nexion/Simpolo or Equivalent. Walls - Premium Emulsion Paint

Ceiling - Premium Emulsion Paint & False Ceiling with ambient lighting & Fans, All Weather Centralised Air Conditioning with VRV System in all Bedrooms, Living Rooms and Utility Room. Daikin/ Mitsubishi or Equivalent, Panic Button in all Apartments.

BEDROOM(S) FINISHES

Wardrobes - Full Height Wall-to-Wall Modular wardrobes with Lacquered Glass on Top in All Bedrooms & Selected Washrooms.

Flooring - Laminated wooden Flooring in Master Bedroom (Brand - Pergo or equivalent) & Premium/Vitrified tiles (Nexion/ Simpolo or equivalent) in all other Bedrooms.

Wall Finishes- Premium Emulsion Paint

Ceiling - Premium Emulsion Paint & False ceiling with ambient lighting

AIR CONDITIONING SYSTEM

All Weather Centralised Air Conditioning with VRV System in all Bedrooms, Living Rooms and Utility Room. Daikin/ Mitsubishi or Equivalent.

KITCHEN

Cabinets - Premium Modular Kitchen cabinets of Appropriate Finishes (Hettich) with Branded RO/Chimney/Hob/Geyser.

Flooring- Anti skid Vitrified tiles (Nexion/Simpolo or equivalent)

Dado - Premium Vitrified Tiles up to 2ft. above counter

Wall Finishes - Vitrified Tiles/ Premium Emulsion Paint

Ceiling - Premium Emulsion Paint, Illuminated False Ceiling.

Counter - Premium Quartz.

Equipment: Built-in Microwave and OTG, Refrigerator, Dishwasher

WASHROOMS

Fully equipped washrooms with branded CP & Sanitary fittings (Toto/Grohe/Kohler or equivalent) Also includes Shower, Vanity, Looking Mirror, One Geyser each, Glass Shower partition, False ceiling with ambient lighting/Mosaic tiles & Exhaust fans etc.

Flooring - Premium Anti skid Vitrified Tiles (Nexion/Simpolo or equivalent). Walls - Premium Vitrified Tiles - Upto Full Height.

Ceiling - Premium Emulsion Paint, False Ceiling with ambient lighting.

OTHERS

Fire Sprinklers according to NBC & LPG Gas Line Fitting.

"Total 6 Fans in 3BHK+ Utility (Platinum) and " 9 Fans" in

4 BHK+ Utility + Store + Puja (Titanium).- Havels / Orient or Equivalent.

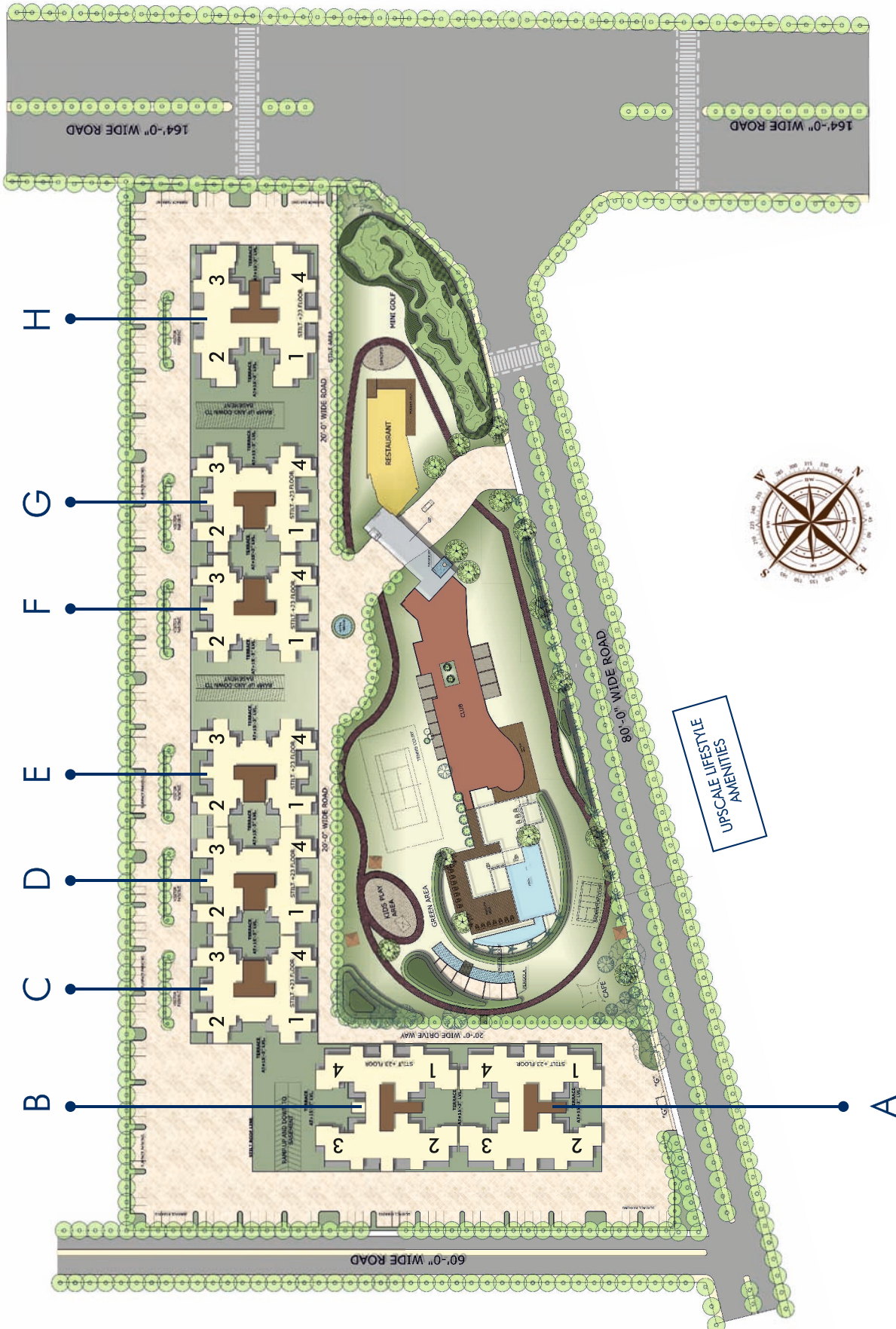


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SITE PLAN





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PRICE LIST - Tower B, E, F, G & H

PLATINUM - 3+1 BHK Apartment (3B+1U+4W+Store/Puja Room)

Super Area = 2601 Sq.Ft, Built-Up Area = 2116 Sq.Ft, Carpet Area = 1522 Sq.Ft

TITANIUM - 4+1 BHK Apartment (4B+1U+6W+Store + Puja Room)

Super Area = 3672 Sq.Ft, Built-Up Area = 3096 Sq.Ft, Carpet Area = 2256 Sq.Ft

FLOOR	CATEGORY	3+1BHK PLATINUM - (BSP-CLP) IT City View	3+1BHK PLATINUM - (BSP-CLP) Green + Aerocity + Hill + Northeast view	4+1BHK TITANIUM - (BSP-CLP) IT City View	4+1BHK TITANIUM - (BSP-CLP) Green + Aerocity + Hill + Northeast view
22nd & 23rd	PENT HOUSE	Detail on Request	Detail on Request	Detail on Request	Detail on Request
21st	APARTMENT	1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
20th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
19th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
18th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
17th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
16th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
15th	SKY VILLA	Detail on Request	Detail on Request	Detail on Request	Detail on Request
13th & 14th	SKY Apartment	No Apartment	No Apartment	No Apartment	Detail on Request
12th	APARTMENT	1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
11th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
10th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
9th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
8th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
7th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
6th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
5th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
4th		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
3rd		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
2nd		1,49,00,000/-	1,65,00,000/-	2,05,00,000/-	2,15,00,000/-
1st	EARTH VILLA	Detail on Request	Detail on Request	Detail on Request	Detail on Request
G.F. LOBBY	N/A	N/A	N/A	N/A	N/A

STANDARD INCLUSIONS (Version 1.4, Phase - I)	VALUE PLATINUM	VALUE TITANIUM	YOU PAY
Doors & Windows: Keyless Entry, Video Door Phone, Flush Doors & Frames with Teakwood Veneer , High Grade Aluminum Windows With Toughened Glass & Mesh Doors. Platinum Kitchen (Category): Branded Modular Kitchen with *R.O, Chimney, Geyser, HOB, 25-30 ltr, Built-in Microwave, Built-in OTG & 440 ltr Refrigerator & Dishwasher (12 Place setting) in Platinum Category. Titanium Twin* Kitchen (Category): Branded Modular Kitchen with *R.O, Chimney, Geyser, HOB, 25-30 ltr. Built-in Microwave & OTG & 600 ltr Refrigerator & Dishwasher (12 Place setting) in Titanium Category. Washrooms: Fully Equipped Washrooms with Branded CP & Sanitary Fittings including Vanity, Looking Mirror, One Geyser each & Glass Shower Enclosures, Shower, False Ceiling with Ambient Lighting, Mosaic & Exhaust Fans. Service Balcony: Brick Wall, Wet Point and Electrical Provision & Points. Leisure Balconies: Toughened Glass with SS Railing. Wardrobes: Full Height Wall-to-Wall Modular wardrobes with Lacquered Glass on Top in all Bedrooms. Paint: Premium Emulsion Paint Work Inside Apartment(s). Safety: Sprinklers, LPG Gas Line Fitting & Panic Button. False Ceiling: With Ambient Lighting & Fans (6/9) Respectively according to Category. Platinum Air Conditioning (Category): All Weather Centralised Air Conditioned with VRV SYSTEM in all Bedrooms, Living Rooms and Utility Room Titanium Air Conditioning (Category): All Weather Centralised Air Conditioned with VRV SYSTEM in all Bedrooms, Living Rooms and Utility Room Flooring: Complete Flooring with Italian Marble Finished Tiles in Kitchen, Bedrooms & Living area, Anti Skid Italian Tiles in Washrooms & Balconies, Wooden Flooring in Master Bedroom. Electricals: Basic electric fittings, Switches, Provision for DTH/Telephone/Intercome and Internet etc.	Rs. 25,00,000/-	Rs. 35,00,000/-	Rs. 0/-
Gen-Set Power Backup Installation 5 KVA as Standard.	Rs. 1,25,000/-	Rs. 1,25,000/-	Rs. 0/-
One Covered Car Parking as Standard.	Rs. 4,00,000/-	Rs. 4,00,000/-	
Earth Club & Sky Club Membership(s) as Standard.	Rs. 2,00,000/-	Rs. 2,00,000/-	Rs. 0/-
Society Maintenance Charges for first two years from offer of possession	Rs. 1,55,000/-	Rs. 2,15,000/-	
Interest Free Maintenance Security (I.F.M.S)	Rs. 1,29,000/-	Rs. 1,78,000/-	
External Development Charges (EDC) & Internal Development Charges (IDC).	Rs. 0/-	Rs. 0/-	Rs. 0/-
Fire Fighting Charges (FFC) & External Electrification Charges (EEC).	Rs. 0/-	Rs. 0/-	
Total Value/You Pay	Rs. 35,09,000/-	Rs. 46,18,000/-	Rs. 0/-



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EXCLUSIVE PAYMENT PLANS

TOWER - B, E, F, G & H

PLAN A: 100% Down Payment Plan (D.P.P) (10% Discount on BSP on making 100% Payment - On Self Funding Only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	90%
At the time of offer of possession	ECP + Other Applicable Charges (If any)

PLAN B: 75% : 25% Down Payment Plan (D.P.P) (7.5% Discount on BSP on making 75% Payment - On Self Funding Only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	65%
At the time of offer of possession	25% + ECP + Other Applicable Charges (If any)

PLAN C: 35% : 35% : 30% (Plan Available Through Bank Loan or Self-Funding Only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	25%
On Completion of Structure	35%
At the time of offer of possession	30% + ECP + Other Applicable Charges (If any)

Plan D: 25%: 25%: 25%: 25% (Plan Available Through Bank Loan or Self-Funding Only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	15%
On Casting of 11th Floor Roof Slab	25%
On Completion of Structure	25%
At the time of offer of possession	25% + ECP + Other Applicable Charges (If any)

Plan E: Construction Linked Installment Payment Plan- (C.L.P) (CLP Available Through Bank Loan or Self-Funding Only)

Booking Amount	10%
Within 30 days of Booking	10%
Within 60 days of start of construction	5%
On Casting of 1st floor roof slab	5%
On Casting of 4th floor roof slab	5%
On Casting of 7th floor roof slab	5%
On Casting of 10th floor roof slab	5%
On Casting of 13th floor roof slab	5%
On Casting of 16th floor roof slab	5%
On Casting of 19th floor roof slab	5%
On Casting of 21st floor roof slab	5%
On Casting of final roof slab	5%
On Completion of flooring	5%
On Start of wood work	5%
On Start of Paint Work	10%
At the time of offer of possession	10% + ECP + Other Applicable Charges (If any)

1. Bank Draft / Cheque to be issued in favor of "SRG Developers & Promoters" payable at Par.
2. **Extra Car Parking (E.C.P) Area can be purchased at a one time cost of Rs.4,00,000 + GST Per Car Parking. (Subject to Availability -Maximum Up to Two Parking Per Apartment).**
3. If desired, Additional Gen-Set Power Back up Load can be provided at @ Rs.25,000 Per KVA. + GST. Meter Installation Charges would be extra & shall be collected before offer of possession.
4. **Comer PLC @ 5% on BSP shall be charged Extra, Applicable on Tower - H . Rs. 5,00,000 shall be charged on location on No.4 of Tower-B**
5. Loan Subject to approval from Bank and company shall not be responsible or liable thereto in any manner. Nor even approval of loan shall be the responsibility of the company.
6. **2 Years Maintenance Charges @ Rs.2.5 Per Sq.Ft. are Included in price.** Any other applicable Charges would be extra & shall be collected before offer of possession.
7. **Transfer Charges will be charged @ Rs.1 Lac Per Transfer + GST** from 1st Transfer Onwards (Not applicable incase of Direct Registry from the Builder)
8. Interest shall be the SBI's highest marginal cost of Lending Rate + 2% + GST will be charged on all delayed payments. Please Refer Standard Apartment Buyer's Agreement .
9. **GST, Registration charges, Stamp Duty & other applicable statutory levies / taxes / charges etc. as per Government Norms. Shall be payable on actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.**
10. Prices, Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & Conditions please refer standard Apartment Buyer's agreement and incase of any contradiction, the terms & conditions as mentioned in the Apartment Buyer Agreement shall be effective.
11. Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
12. All Mentioned Areas are Approximate. *Terms & conditions Apply.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3



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TYPICAL FLOOR PLAN (PLATINUM)

3 BHK + UTILITY + STORE/PUJA ROOM

Super Area - 2601 Sq.Ft

Built-Up Area - 2116 Sq.Ft

Carpet Area - 1522 Sq.Ft





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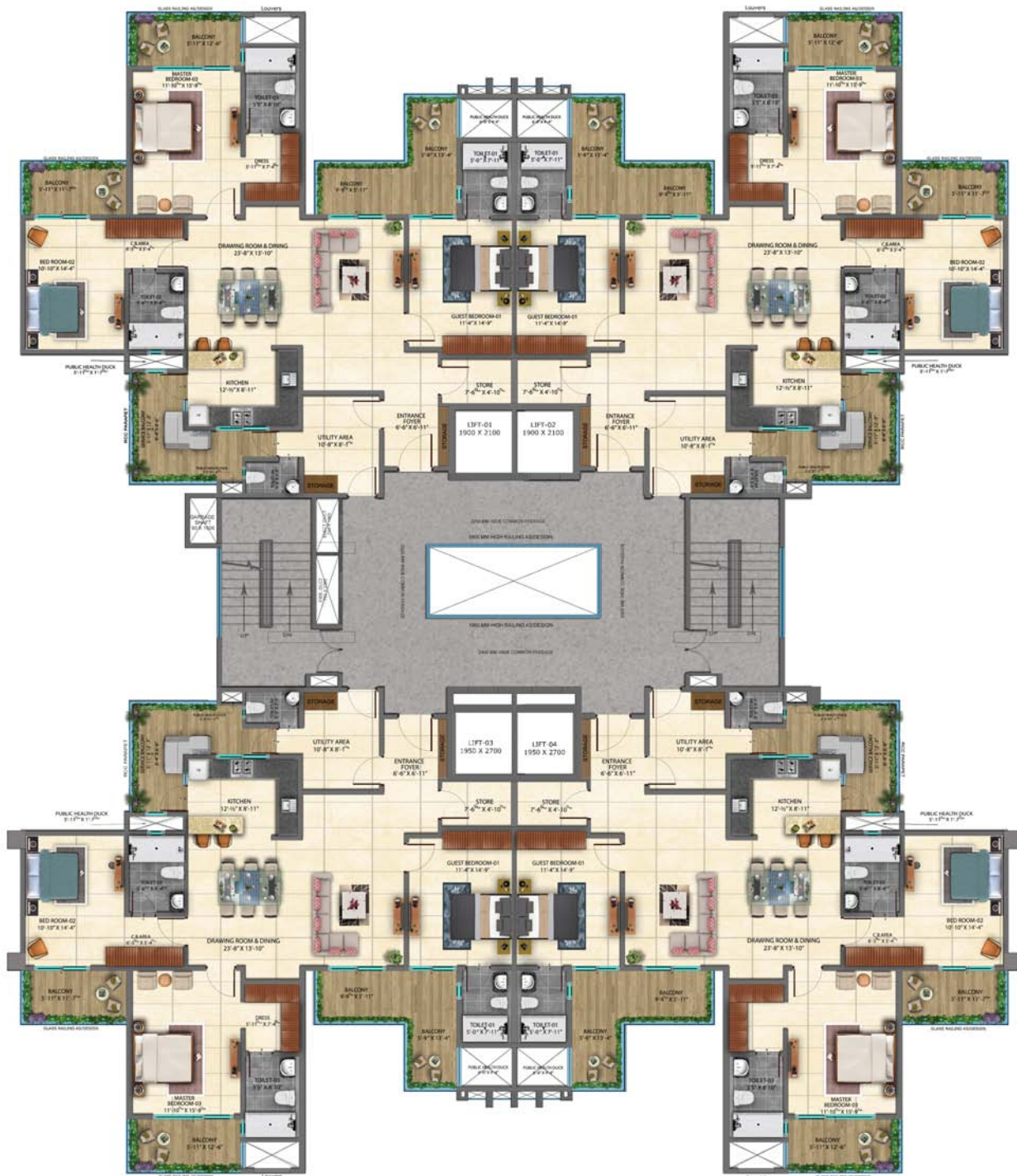
TYPICAL FLOOR PLAN (PLATINUM)

3 BHK + UTILITY + STORE/PUJA ROOM

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TYPICAL FLOOR PLAN (TITANIUM)
4BHK + UTILITY + STORE + PUJA ROOM

Super Area : 3672 sq.ft.
Built up Area : 3096 sq.ft.
Carpet Area : 2256 sq.ft.

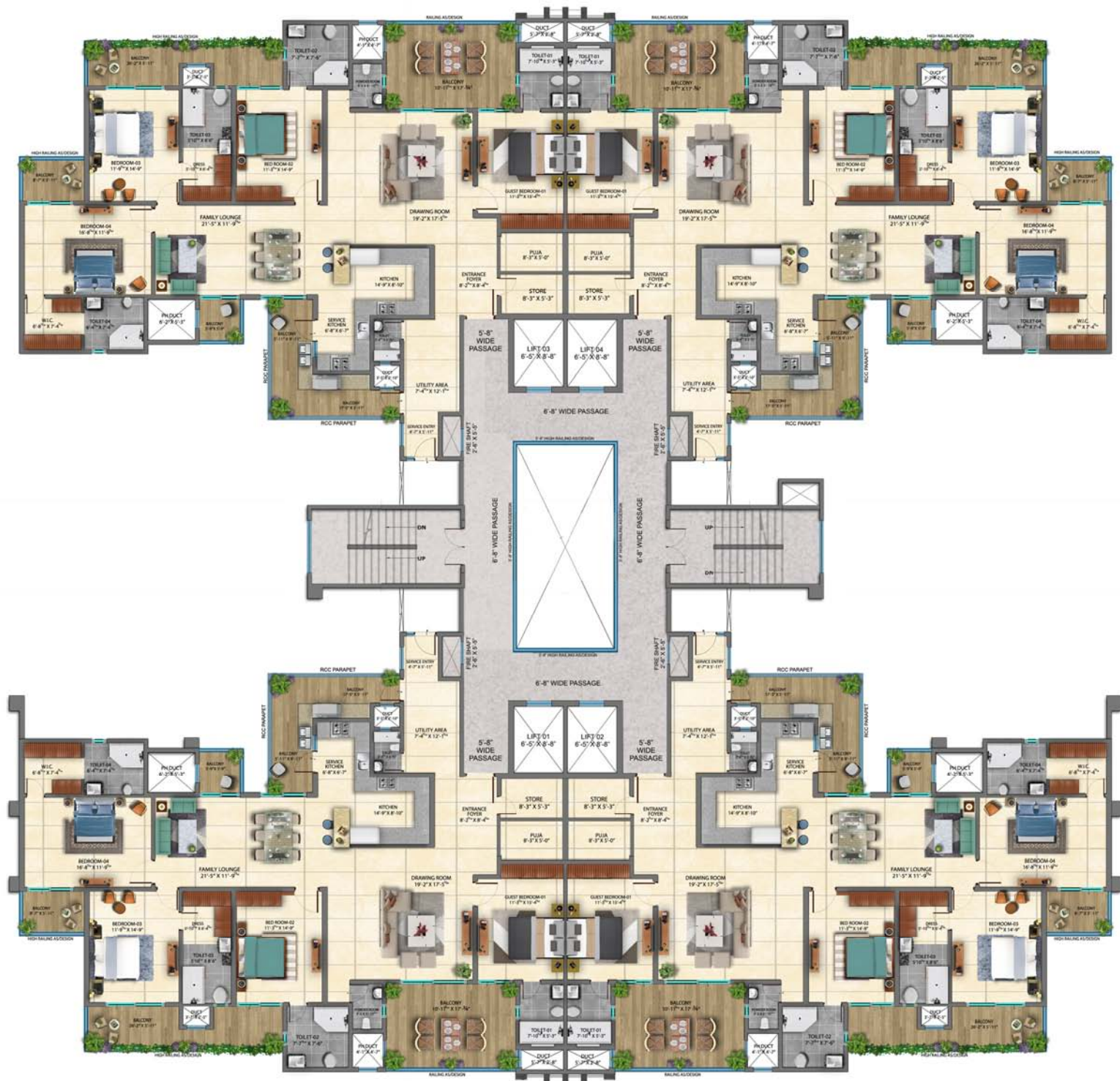




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TYPICAL FLOOR PLAN (TITANIUM) 4BHK + UTILITY + STORE + PUJA ROOM

Super Area : 3672 sq.ft.
Built up Area : 3096 sq.ft.
Carpet Area : 2256 sq.ft.





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