

AMBIENCE



QUALITY FOR SURE

**Sector - 22, Gurgaon**



Artistic impression



Artistic impression



Artistic impression



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**RESIDENTIAL APARTMENTS COMPLEX BY AMBIENCE  
SECTOR 22, GURGAON, HARYANA**



**Salient Features**

Located Nearest to South of Delhi on Old Delhi Jaipur Road



Easy access from Express Highway (NH-8), Dwarka Link Road, Bijwasan Road & Gurgaon Town



Fully developed Infrastructure & Inhabitated Sectors free from Bottlenecks



In the Vicinity of Ambience Mall, Leela Ambience-Five Star Deluxe Hotel & Serviced Apartment, Metro / Colombia Asia Hospital, ITM University, Fun n Food Village, SEZ of Unitech and Tau Devi Lal Smriti Udhyan-one of the largest park in Gurgaon.



Big Corporate companies such as Sapient, Amdocs, Aricent Group, Interglobe Technologies, Indigo Airlines, NIIT, RBS, Cognizant, Genpact, TCS, Ciena Corp. USA, Hughes, Polaris, Wipro Ltd., AVL, HCL Technologies etc. are within a km. range.



Air-conditioned condominiums



Delivery of Apartment to be in ready to 'move and live-in' state.



Fully furnished kitchen fitted with High end Home appliances.



Imported/International Standard bathroom fittings and fixtures.



Carefully selected neighbourhood



Hassle free post possession experience



3-tier international standard security with CCTV and Audio/Video at the Main Door



Fully Furnished Club with Contemporary Sport Facilities, Swimming Pool, Gymnasium and party/meeting rooms.



Extensive landscape with international standard designs and features



Stamp of Quality of Ambience

**RESIDENTIAL APARTMENTS COMPLEX BY AMBIENCE  
SECTOR 22, GURGAON, HARYANA**



**Creacions Specifications**

**Standard apartment features**

- Staircase and common entrance lobby and visitors lounge in Imported marble and quality granite
- 2 passengers elevators of Mitsubishi/Hitachi/Schindler/OTIS or equivalent make per apartment block
- Internal doors/window frames and shutters shall be of Hardwood/Flushed.
- External doors/window frames and shutters shall be of coated aluminium/UPVC.
- Elegantly designed entrance door.

**Living/Dining Room, Lobby & Passage**

- POP punning with plastic emulsion (velvet touch) paint or texture finish on walls
- Flooring done with Italian/Spanish/Turkish marble of Dyna/Perlato Sisia/Bottichino/ Crema Marfil or equivalent quality with designer patterns.

**Bedrooms**

- POP punning with plastic emulsion (Velvet touch) paint or texture finish on walls
- Flooring done with Imported marble
- Designer wardrobes, cupboards, almirahs
- Fitting on doors/windows/almirahs shall be of high quality Indian/imported make

**Kitchen**

- Designer modular kitchen
- Fitted with high end Cooking range, Microwave oven, Refrigerator and R.O. System, Garbage Crusher, Washing machine with dryer etc.
- Chimney with exhaust fan
- Geysers of Venus heavy duty or equivalent make in kitchen
- Designer/modular woodworks & fittings
- Floor/counter/walls shall feature combination of high quality granite/tiles/Imported marble
- Double bowl stainless steel sink with drain board
- Single lever hot & cold water
- Provision for piped gas supply

**Bathrooms and Powder Room**

- Single lever C.P. Fittings Grohe/Hans Grohe/Jaquar or equivalent
- Shower with toughened glass on patch fitting or cubical bathtub as per design/scheme/space.
- Chinaware, imported/high class wall hung W.C. and washbasin in matching/contrast shades/colours as per design/scheme.
- Includes Exhaust Fan/Mirror/Towel Rack/Rod & Ring accessories
- Geysers of Venus heavy duty or equivalent make in all attached bathrooms
- Walls with blend of high quality granite/tiles/Italian marble and texture paint upto ceiling

**Balconies**

- Imported/Indian marble/Granite
- External walls in texture paint in stone finish

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SECTOR 22, GURGAON, HARYANA**



**Domestic Facilities**

- Air conditioned condominiums
- Electric load of 15/20 KVA for each apartment
- 100% power backup/load, not exceeding 10 KVA per apartment
- Wireless internet facilities for all units
- Hydraulically pressurized water system
- Fire protection system/Sprinklers, Heat and Smoke detectors
- 24 hours treated water supply
- Modular range Switches/Sockets/MCBs
- Fans one in each bedroom, lobby, kitchen and two fans in drawing/dining
- Ceiling wall light fixtures in the apartment as per design

**Security and Technology**

- Gated Complex with controlled / regulated access
- 3 tier international standard security
- CCTV and audio/video at the main door

**Recreational facilities at privately owned club**

- Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms
- Health club facility with equipped unisex gym
- Sports facility with tennis courts, swimming pool with body splash
- Lounge, Billiard room, cards room, multi purpose hall, function lounge with bar and multi cuisine restaurant
- Party/Meeting rooms & aerobics/yoga centre

**Structural & other specifications**

- R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by code, ensuring better safety
- State of the art elevation and façade
- External walls in texture paint and stone finish

**External features**

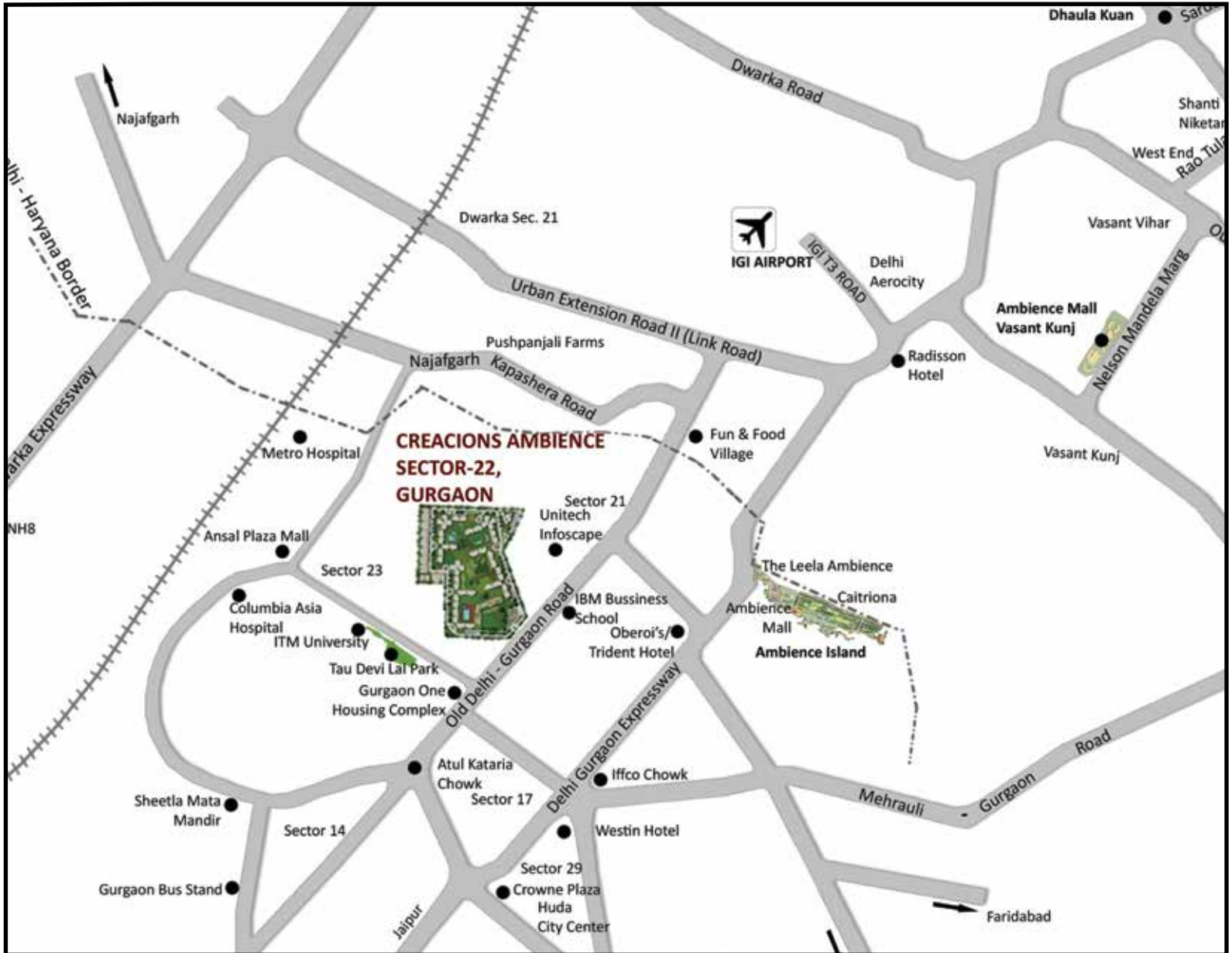
- Rich soft and hard landscaping
- Plantation in common area with proper street light
- Water fountains/features

**Environmental Features**

- State-of-the-art waste water recycling plant
- Rain water harvesting
- Planned scientific garbage treatment & solid waste disposal
- Modern energy efficient property design

# LOCATION MAP

Sector 22, Gurgaon, Haryana



# LAYOUT PLAN

Sector 22, Gurgaon, Haryana





**3 BEDROOM APARTMENT (TYPE I)**  
**TYPICAL FLOOR PLAN TOWER F, J AND M**  
Sector 22, Gurgaon, Haryana



**SUPER AREA: 2781 sq.ft. | 258.36 sq.m**

Note: 1sq.m=10.764 sq.ft



**3 BEDROOM APARTMENT (TYPE III)  
TYPICAL FLOOR PLAN TOWER H**  
Sector 22, Gurgaon, Haryana



**SUPER AREA: 3223 sq.ft. | 299.42 sq.m**

Note: 1sq.m=10.764 sq.ft

**4 BEDROOM APARTMENT (TYPE IV)  
TYPICAL FLOOR PLAN TOWER A,D,L,O,P,R AND T**  
Sector 22, Gurgaon, Haryana



**SUPER AREA: 3975 sq.ft. | 369.33 sq.m**

Note: 1sq.m=10.764 sq.ft

**RESIDENTIAL APARTMENTS COMPLEX BY AMBIENCE  
SECTOR 22, GURGAON, HARYANA**



**PRICES**

Basic Sale Price (BSP) *	Rs.10500/- per sq.ft.
External / Infrastructure Development Charges (EDC/IDC)	Rs.550/- per sq. ft.
Preferential Location Charges (PLC) for Ground to Third floor & floors above 15th floor and other features (IF Applicable)	Rs.500/- per sq.ft. each PLC (see note 1)
Open Terrace area with Penthouse	40% of BSP
Bulk Electricity Charges (BEC)	Rs.200/- per sq.ft.
Car Parking Usage (per bay)	Rs.400,000/- to Rs.600,000/- (see note 5)
Interest Free Maintenance Security (IFMS) Deposit	Rs.100/- per sq. ft.
Club Membership	Rs.5,00,000/-
Down Payment Rebate	15% of BSP

**PAYMENT PLAN OPTIONS**

**Down Payment Plan**

On application of booking	Rs.25,00,000/-
Within 30 days of booking	97.5% of BSP less Down Payment Rebate of 15% of BSP and Rs.25,00,000/- paid with application plus EDC/IDC, PLC, BEC, Club Membership and Car Parking
On receipt of Occupation Certificate	2.5% of BSP + IFMS+ Registration and other charges (see note 6)

**INTEREST FREE INSTALMENT PAYMENT PLAN**

S.No.	Linked Stages	Payment
1	On application of booking	Rs.25,00,000/-
2	Within 2 months of booking	10% of BSP less Rs.25,00,000/- paid with application
3	Within 4 months of booking	5% of BSP + 100% of PLC, if applicable

4	Within 6 months of booking	5% of BSP + 10% of (EDC/IDC)
5	Within 8 months of booking	5% of BSP + 10% of (EDC/IDC)
6	Within 10 months of booking	5% of BSP + 10% of (EDC/IDC)
7	Within 12 months of booking	5% of BSP + 10% of (EDC/IDC)
8	Within 14 months of booking	5% of BSP + 10% of (EDC/IDC)
9	Within 16 months of booking	5% of BSP + 10% of (EDC/IDC)
10	Within 18 months of booking	5% of BSP + 10% of (EDC/IDC)
11	Within 20 months of booking	5% of BSP + 10% of (EDC/IDC)
12	Within 22 months of booking	5% of BSP + 10% of (EDC/IDC)
13	Within 24 months of booking	5% of BSP + 10% of (EDC/IDC)
14	Within 27 months of booking	5% of BSP
15	Within 30 months of booking	5% of BSP
16	Within 33 months of booking	5% of BSP
17	Within 36 months of booking	5% of BSP
18	Within 39 months of booking	5% of BSP
19	Within 42 months of booking	5% of BSP
20	On application of Occupation Certificate	5% of BSP
21	On Receipt of Occupation Certificate	100% of (IFMS, BEC, Car Parking, Club Membership, Stamp Duty /Registration) and other charges (see note 6)

## INTEREST FREE FLEXI PAYMENT PLAN

S.No.	Linked Stages	Payment
1	On application of booking	Rs.25,00,000/-
2	Within 1 month of booking	30% of BSP less Rs.25,00,000/- paid with application+ 30% of (EDC/ IDC)
3	On Completion of Super Structure of the Block	40% of BSP + 40% of (EDC/ IDC)
4	On offer of Possession of the Apartment	30% of BSP + 30% of (EDC/ IDC) + 100% of (IFMS, PLC, BEC, Car Parking, Club Membership, Stamp Duty / Registration) and other charges (see note 6)

## SUBVENTION PAYMENT PLAN

### NO EMI TILL OFFER OF POSSESSION

S.No.	Linked Stages	Payment
1	On application and booking	Rs.25,00,000/-
2	Within 1 month of booking	10% of Total Price less Rs. 25,00,000/- paid with application
3	On offer of Possession of the Apartment	90% of Total Price + 100% of Stamp Duty + Registration and other charges (see note 6)

#### NOTES:

1. Preferential Location Charges (PLC) are payable for apartments located on ground to third floor & floors above 15th floor and other features, @ Rs.500/- per sq.ft. each PLC maximum restricted to Rs.1000/- per sq.ft.
2. No extra charges will be leviable, except due to change in the price of ingredients of cost of construction, Fire Safety norms or upward revision /levying of additional/fresh statutory taxes/cesses/charges/levies etc. by the Government of Haryana/India after 1st August, 2015. Total price of the apartment may also vary proportionate to the upward/downward revision/change in the area of the apartment.
3. Down Payment is arrived at taking the rebate @ 15% of BSP as per installment payment plan. The rebate for early payment of installment in other cases shall however be allowed @ 12% per annum for the period between the date of payment and due date of respective installment. These rebates for down/early payments shall however be subject to change from time to time.
4. Apartments in 'The Creacions Residential Apartments Complex' would be provided with 100% power back-up upto a load of 10KVA per apartment.
5. For each 3 BHK apartment, 1 car parking and for each 4BHK & above apartment, 2 car parking are mandatory at a price of Rs.4,00,000/-, Rs.5,00,000/- & Rs.6,00,000/- each in Third, Second and First basement/open area respectively each as an integral part of apartment. Any additional car parking will be offered subject to availability at additional rates/price, as per discretion of the company.
6. Stamp Duty, Registration and #other charges shall be payable along with the last installment as applicable.
7. As per government rules, service tax is payable on each installment as per the rates applicable.
8. Variety of Housing loans with tenure of up to 20 years repayment are available directly from financial institutions such as HDFC Ltd. and other banks.
9. The External Development Charges (EDC) and Infrastructure Development Charges (IDC) are in addition to BSP and are calculated on pro-rata basis as per rates applicable at the time of issuing of licence to this Group Housing site and interest thereon at the rates payable till the date of payment. In case of any upward revision thereof by the Government agencies in future, the same would be recovered on pro-rata basis.
10. Rates / Prices, terms, conditions, design, plans and sizes etc. stated are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed term and conditions, please refer to the Application Form and Apartment Buyer's Agreement. Prospective buyers must read the detailed terms and conditions before making the booking. Company reserves its right to accept or reject any of the application without assigning any reason. It is specifically clarified and agreed by the prospective buyers that the design, composition, size/location of the apartment applied/allotted, layout of the apartment/block/complex, no. of apartments/blocks, open/common areas are subject to change without any objection of whatsoever nature of the prospective buyer. In case of any objection prospective buyer will be entitled to withdraw from the project without any forfeiture of earnest money by the company.
11. Payment to be made by Demand Draft(s)/Pay Order(s)/A/c Payee Cheque(s) / RTGS only drawn in favour of "Ambience Projects and Infrastructure Pvt. Ltd." payable at New Delhi/Delhi. Outstation cheques unless payable at par at New Delhi/Delhi will not be accepted.

**# Other charges include statutory, taxes, cesses, levies or charges levied/chargeable on the development/sale of apartment by the local/state/central government or any statutory body or by the company not charged as part of the sale price as above in the Application Form/Apartment Buyer's Agreement.**