



ECO FRIENDLY  
HOMES

161

LUXURY  
HOMES

33/35

STOREY  
HIGH RISE

3

BHK  
SIMPLEXES

4

BHK  
TALL HOMES

5

BHK  
DUPLEXES

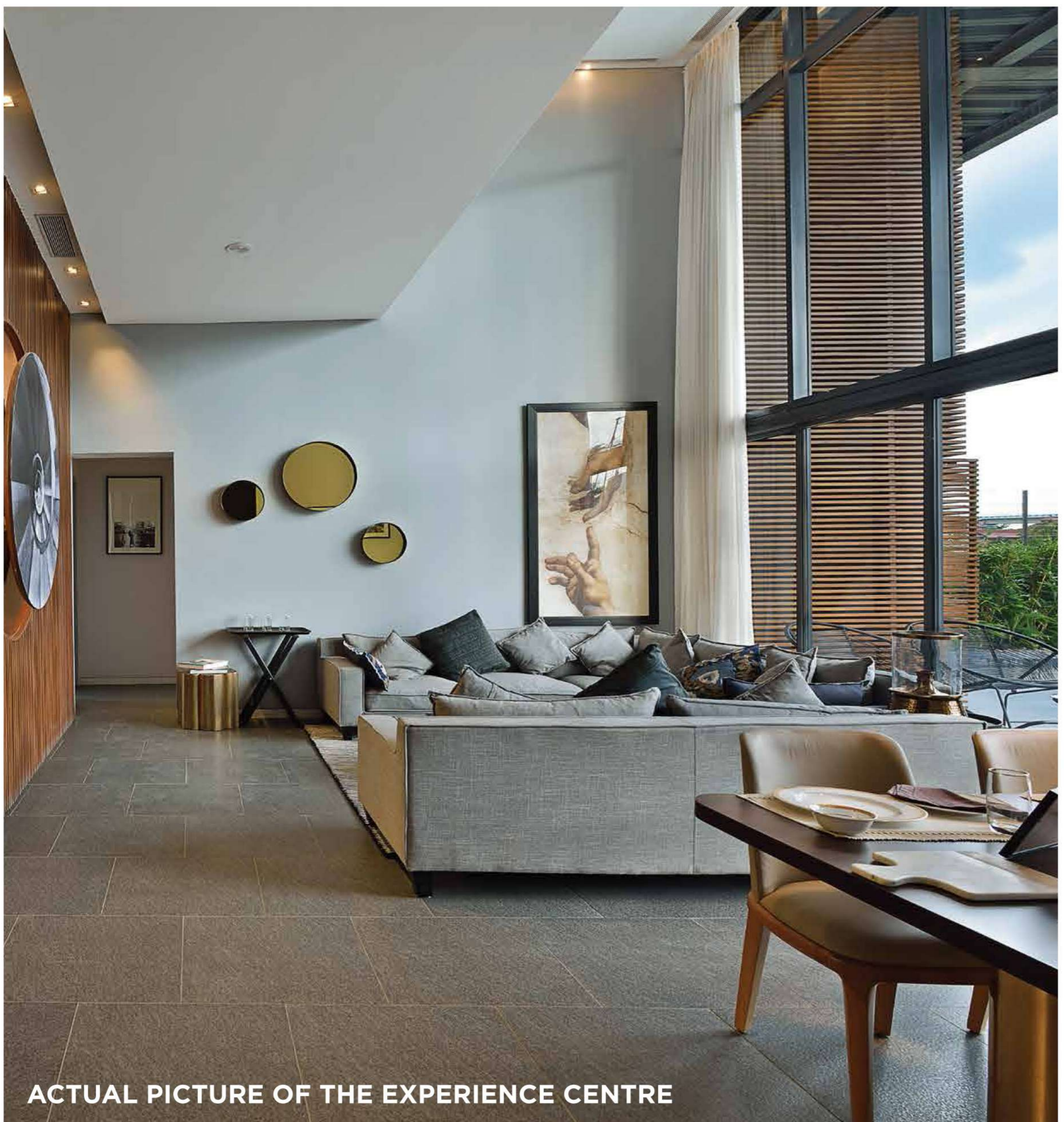
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**AURUS**

BEHIND ITC SONAR



The Tall Homes with a 22 feet high living room feel like they've been shipped from Madison Avenue. A revered Concierge. An autobiography setting. Because some of us often need a billion dollar feeling.



ACTUAL PICTURE OF THE EXPERIENCE CENTRE





**SKY LOUNGE**

## **CLUB AMENITIES**

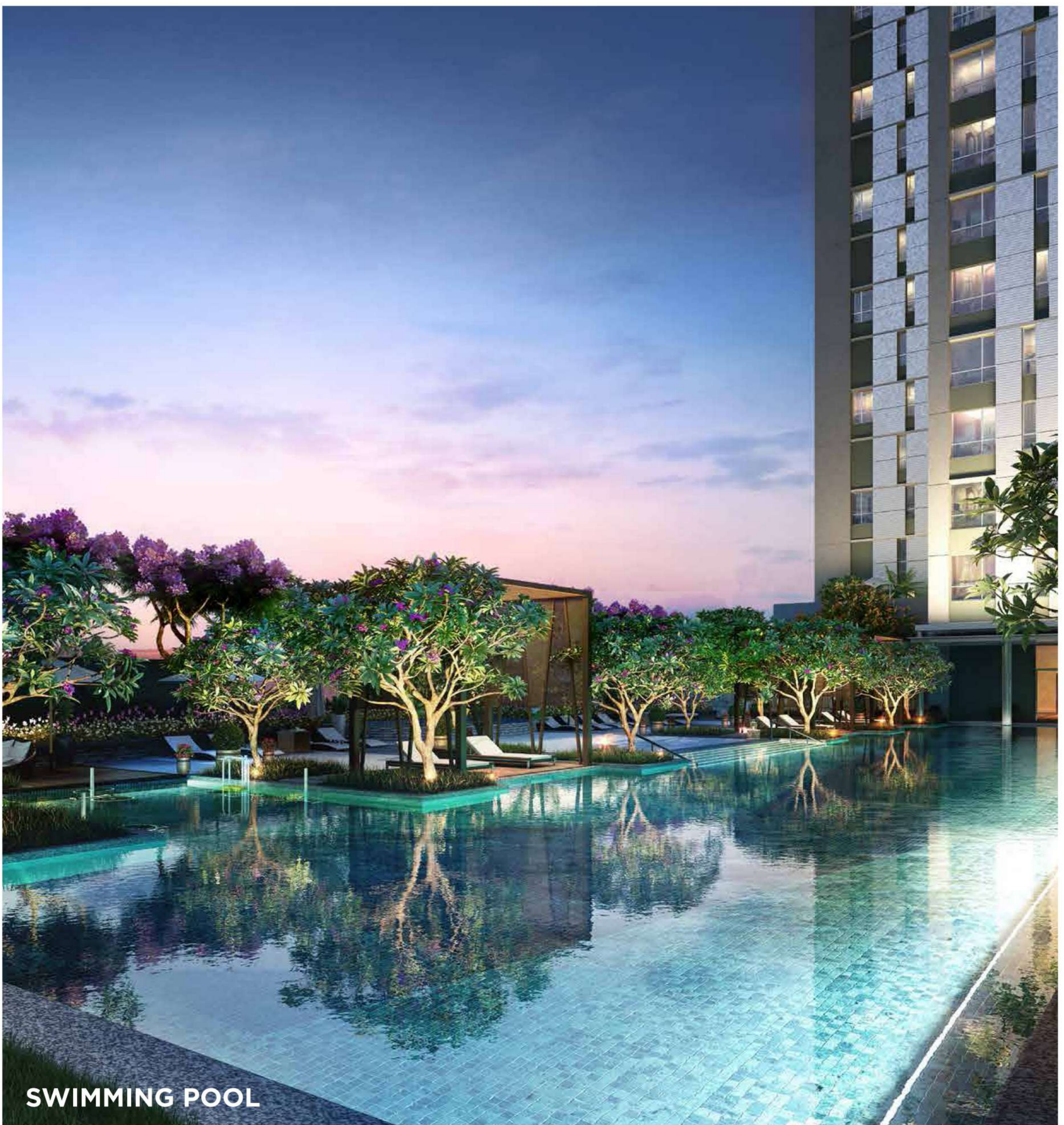
- Association Room
- Board Room
- Concierge
- Sky Lounge at 374 ft
- Table Tennis
- Carrom
- Pool/Billiards
- Squash Court
- 40 M Swimming Pool
- Kids Pool
- Gymnasium
- Family Jacuzzi
- Yoga/Aerobics
- Aqua Gym
- Children's Indoor Play Area
- Toddlers Room



## OUTDOOR AMENITIES

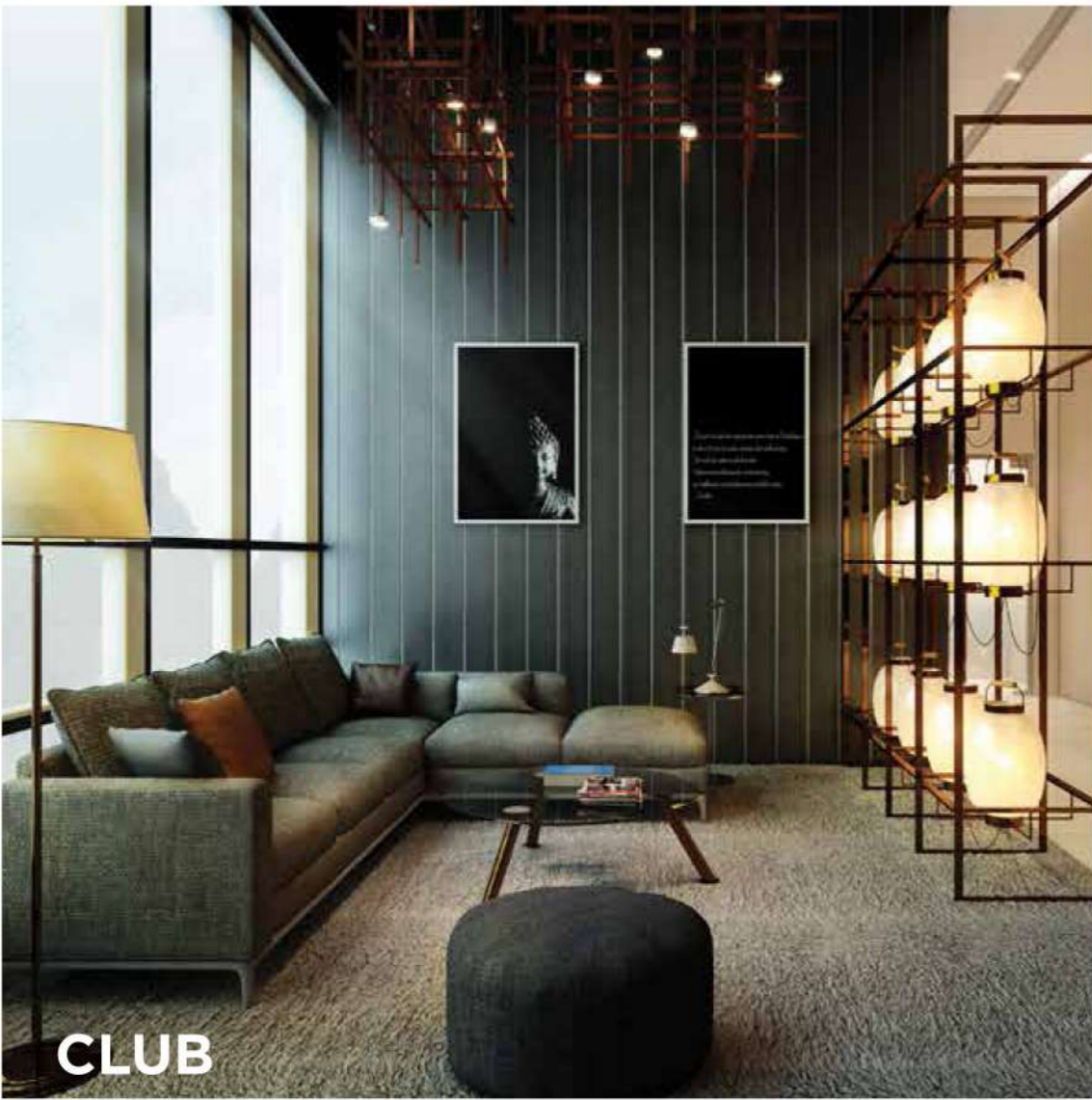
Relaxation Deck  
 Cabanas  
 Main Entry Water Feature  
 Viewing Gallery

Sun Deck  
 BBQ Area  
 Lawn Tennis Court  
 Badminton Court

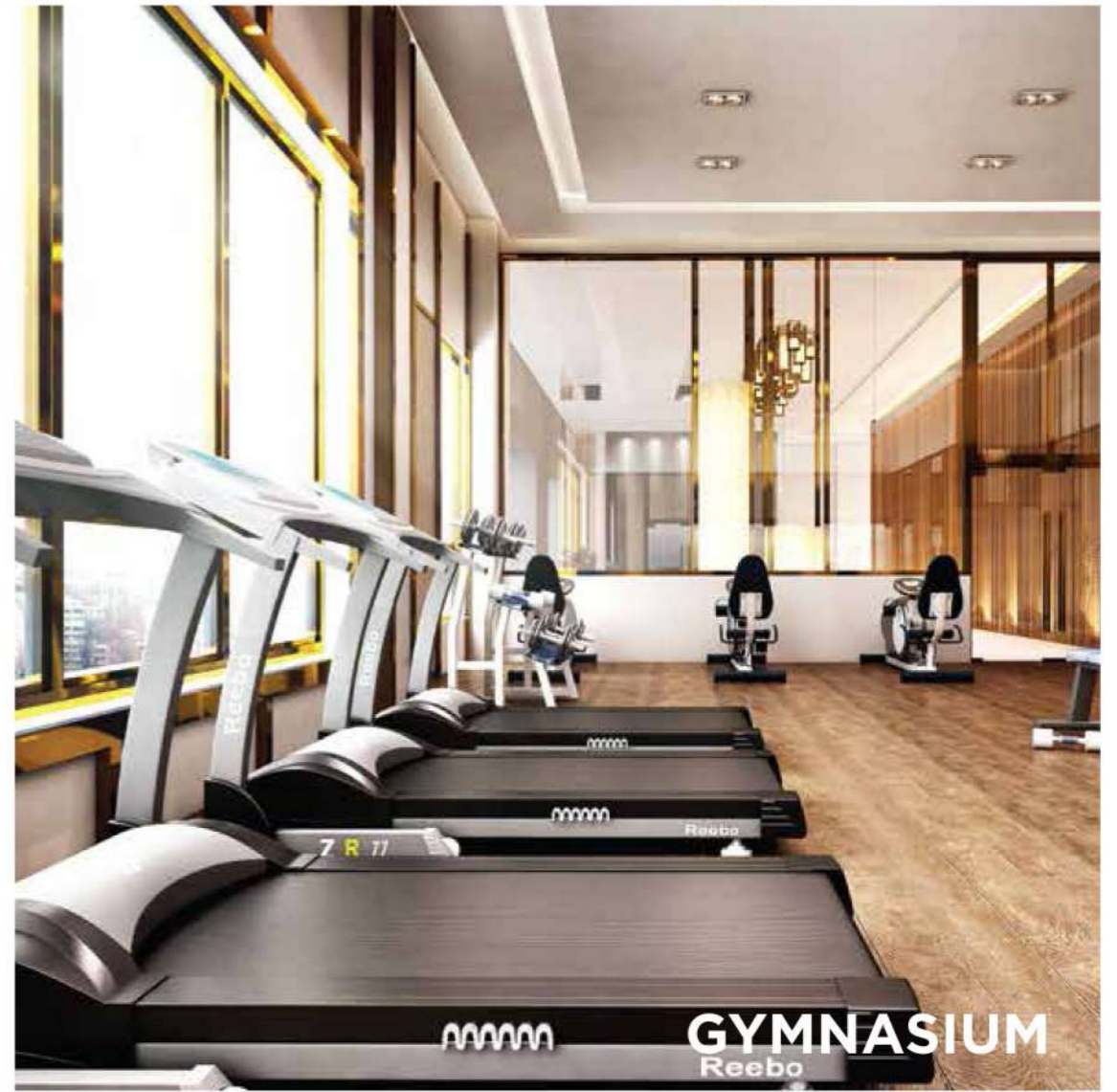


**SWIMMING POOL**





CLUB



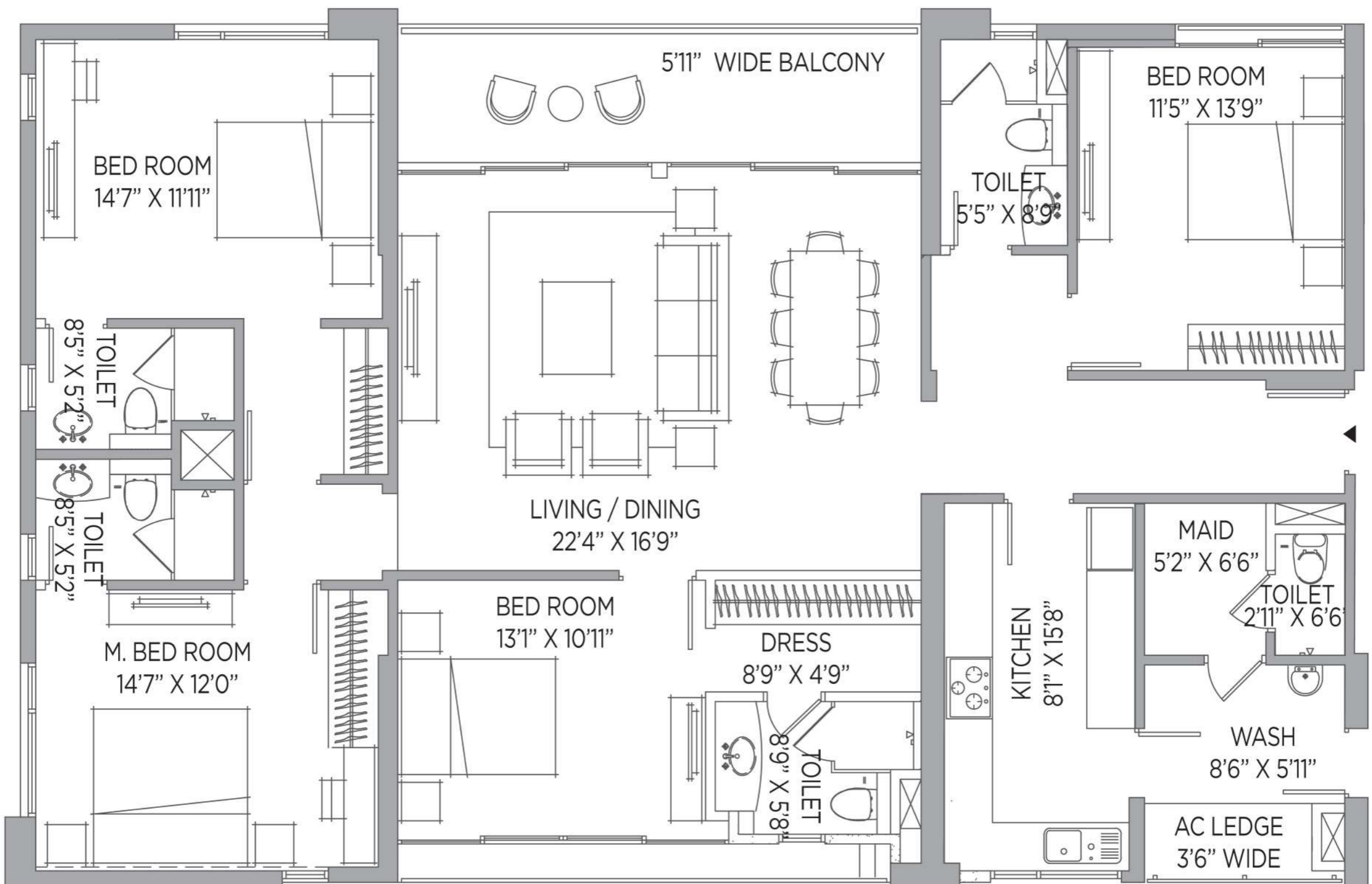
GYMNASIUM  
Reebok



TENNIS AND BADMINTON COURT



# FLOOR PLANS



## FLAT - A (4BHK)

**CARPET AREA :** 1777 SQ.FT.

**BALCONY AREA :** 151 SQ.FT.

**BU :** 2089 SQ.FT.

**SBU :** 2822 SQ.FT.

## 4 BHK TALL HOME

22 ft high living area with full length glazing

East/West entry to the apartments

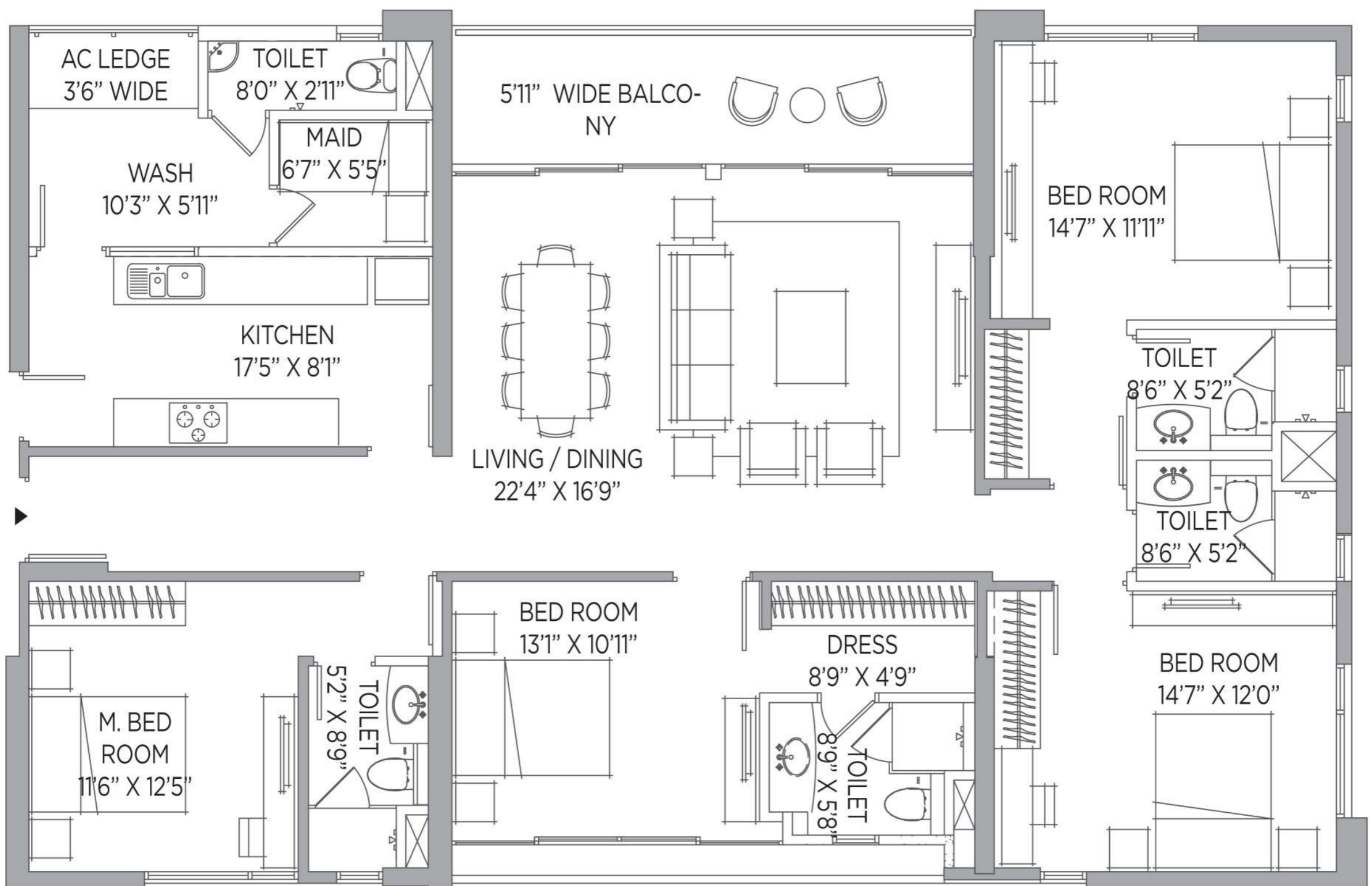
3 sides open independent apartments

22 ft long balcony

Large kitchen; helpers room with separate entry

Attached garden with a private pool in limited apartments

# FLOOR PLANS



## FLAT - B (4BHK)

**CARPET AREA :** 1778 SQ.FT.

**BALCONY AREA :** 151 SQ.FT.

**BU :** 2088 SQ.FT.

**SBU :** 2822 SQ.FT.

## 4 BHK TALL HOME

22 ft high living area with full length glazing

East/West entry to the apartments

3 sides open independent apartments

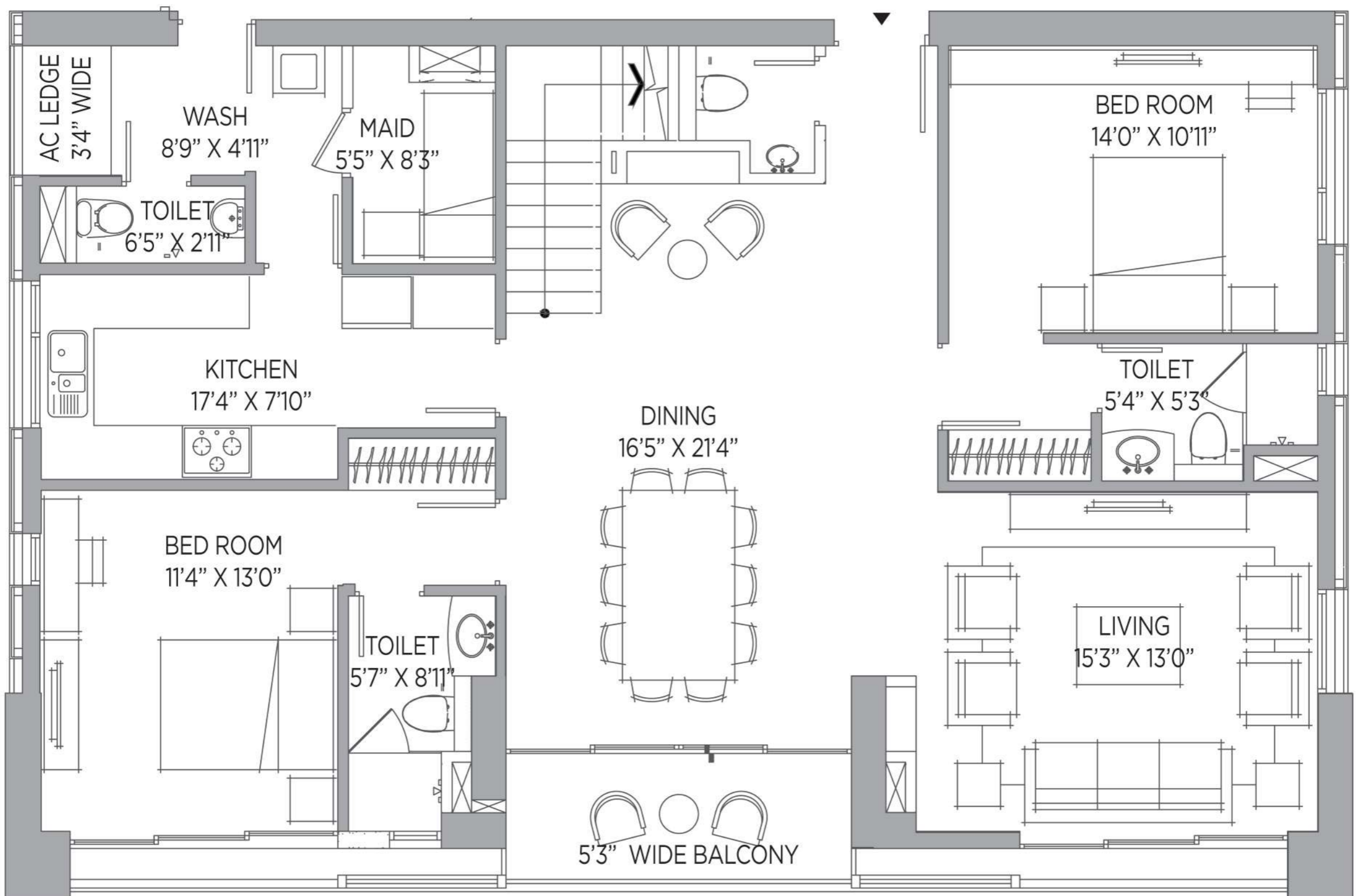
22 ft long balcony

Large kitchen; helpers room with separate entry

Attached garden with a private pool in limited apartments



# FLOOR PLANS



## FLAT - C (DUPLEX, LOWER)

**CARPET AREA :** 1438 SQ.FT.

**BALCONY AREA :** 59 SQ.FT.

**BU :** 1659 SQ.FT.

**SBU :** 2242 SQ.FT.

## 5 BHK PALATIAL DUPLEX

22 ft high living & dining area with full length glazing

North entry to the apartments

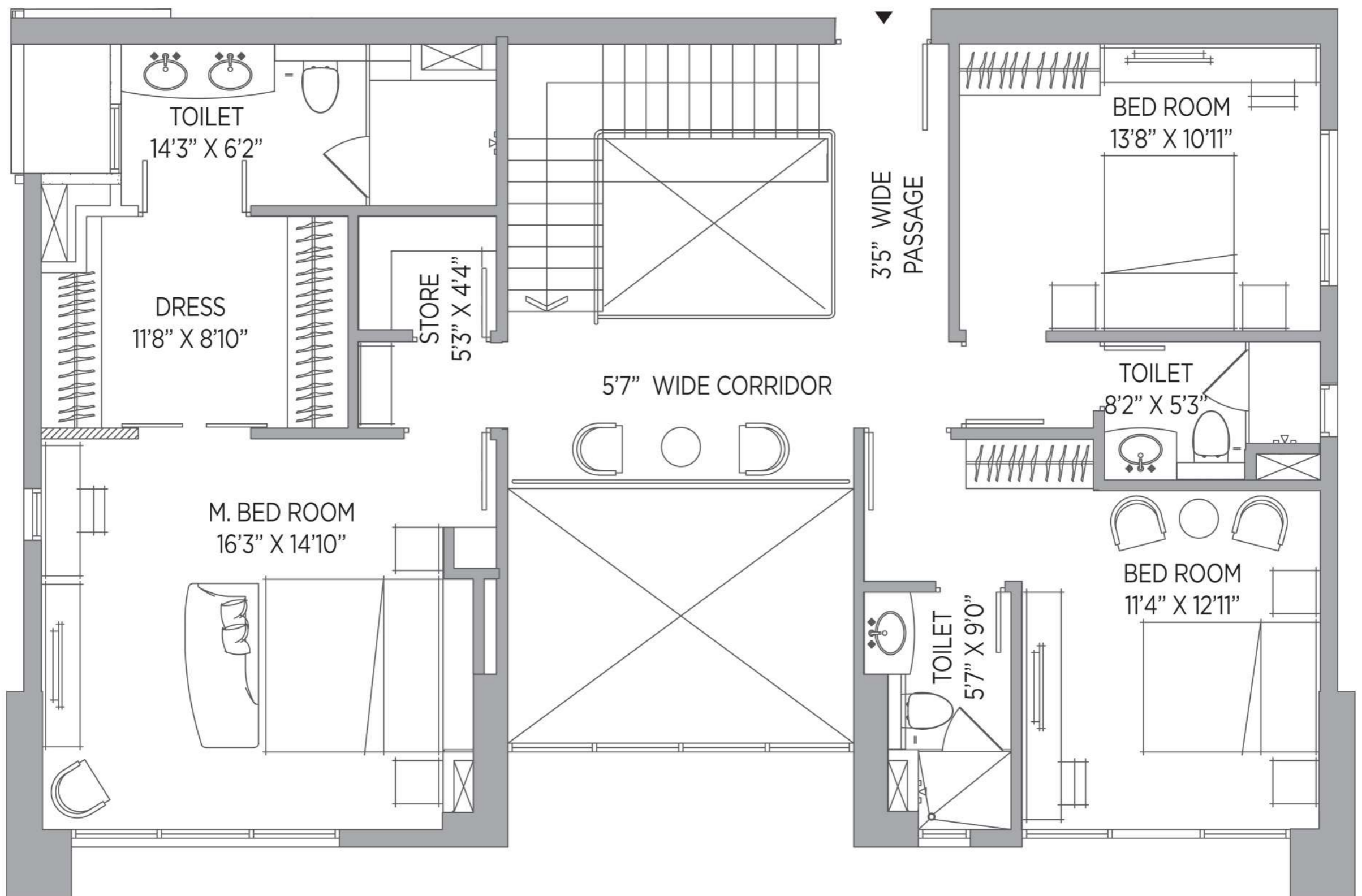
3 sides open independent apartments

Luxuriously designed master bedroom

Large kitchen; helpers room with separate entry



# FLOOR PLANS



## FLAT - C (DUPLEX, UPPER)

**CARPET AREA :** 1116 SQ.FT.

**BU :** 1280 SQ.FT.

**SBU :** 1730 SQ.FT.

### 5 BHK PALATIAL DUPLEX

22 ft high living & dining area with full length glazing

North entry to the apartments

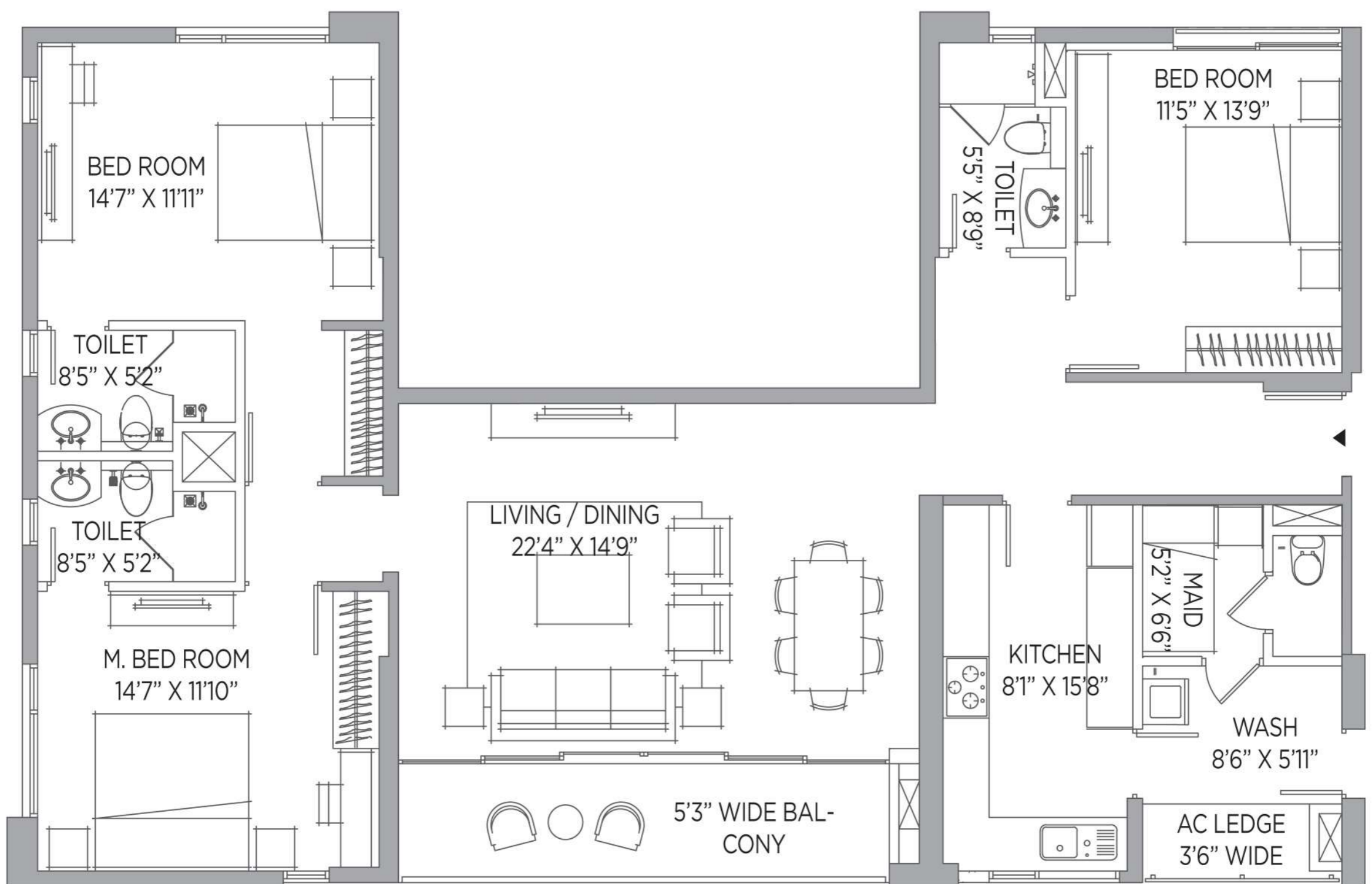
3 sides open independent apartments

Luxuriously designed master bedroom

Large kitchen; helpers room with separate entry



# FLOOR PLANS



## FLAT - D (3BHK)

**CARPET AREA :** 1475 SQ.FT.

**BALCONY AREA :** 108 SQ.FT.

**BU :** 1765 SQ.FT.

**SBU :** 2385 SQ.FT.

## 3 BHK SIMPLEX

East/West entry to the apartments

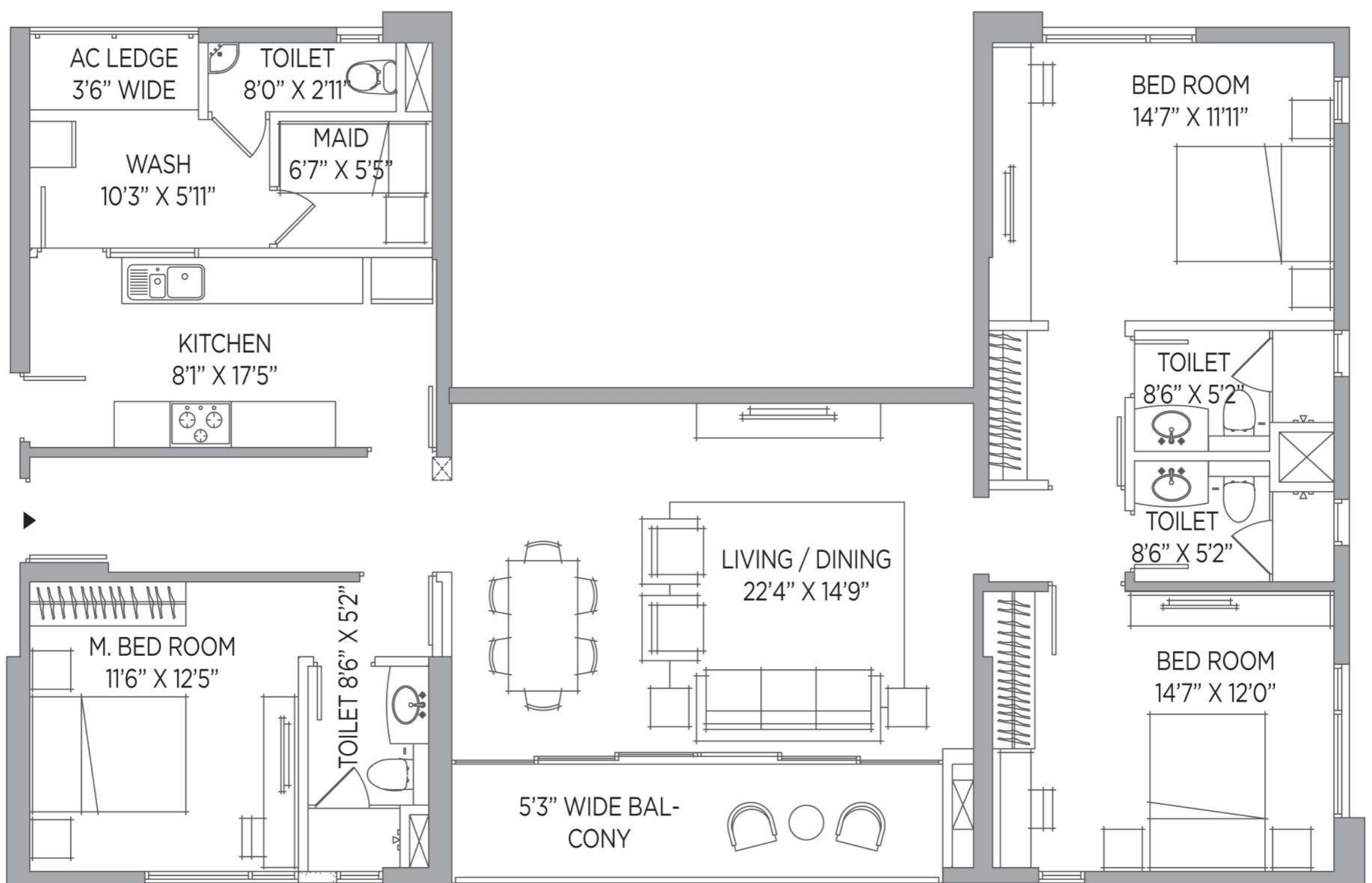
3 sides open independent apartments

22 ft long balcony

Large kitchen; helpers room with separate entry



# FLOOR PLANS



## FLAT - E (3BHK)

**CARPET AREA :** 1473 SQ.FT.

**BALCONY AREA :** 108 SQ.FT.

**BU :** 1755 SQ.FT.

**SBU :** 2371 SQ.FT.

## 3 BHK SIMPLEX

East/West entry to the apartments

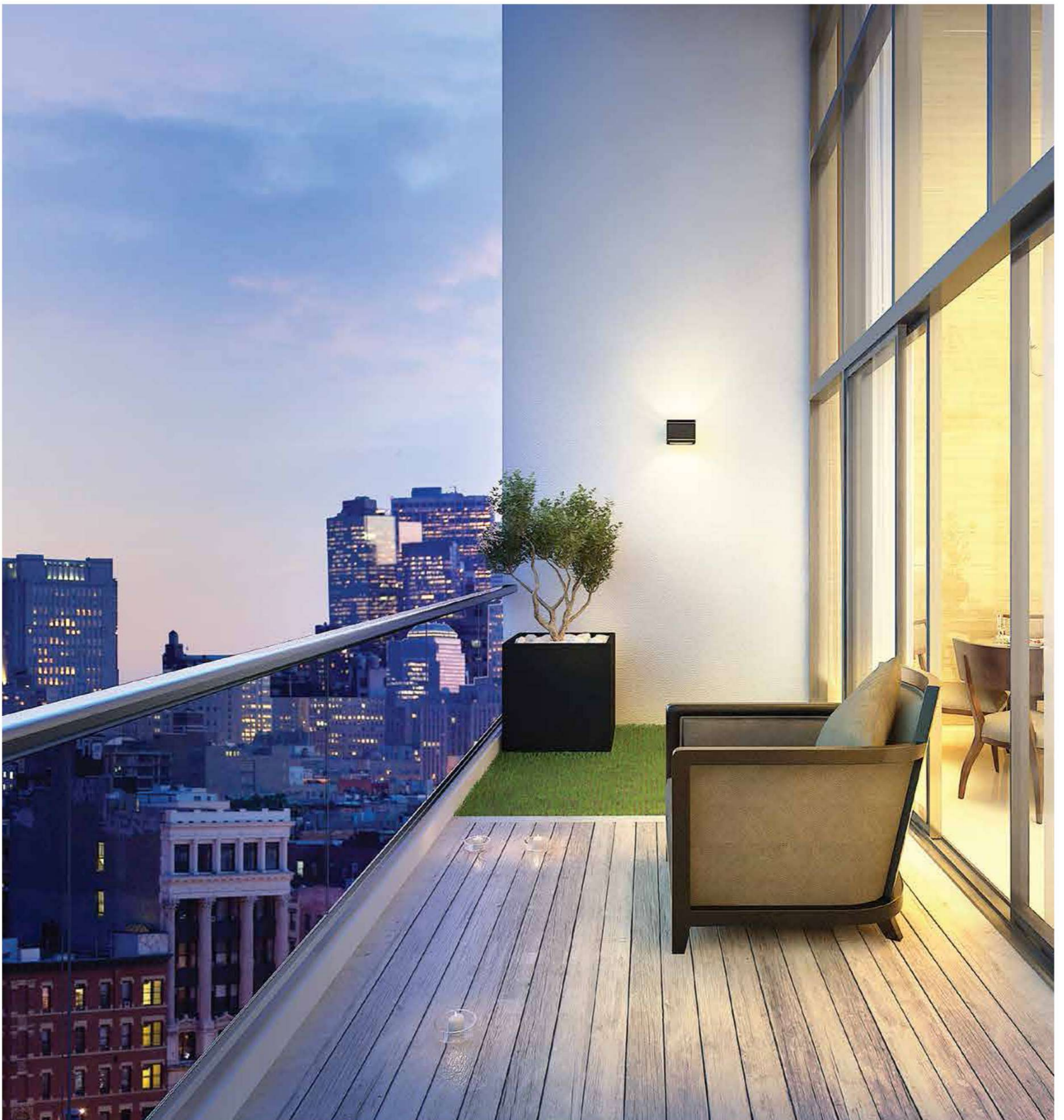
3 sides open independent apartments

22 ft long balcony

Large kitchen; helpers room with separate entry



22 FT. LONG BALCONY



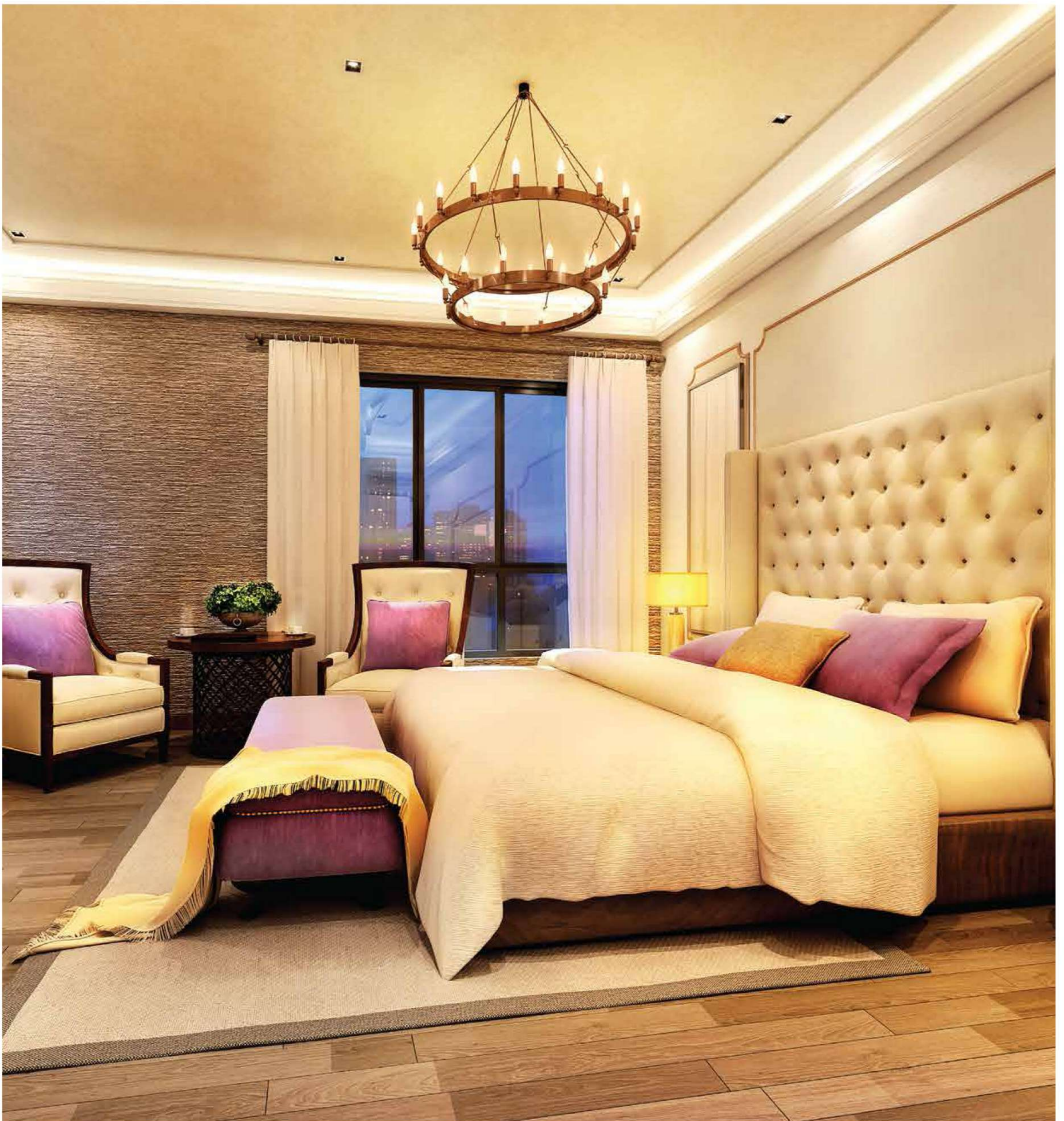


LIVING ROOM





**BED ROOM**





## LOCATION



### EDUCATION

Don Bosco School	2.8 km
La Martiniere School	4.4 km

### ENTERTAINMENT

Quest	4.6 km
Forum	5.8 km

### HEALTHCARE

Belle Vue Clinic	4.7 km
Fortis Hospital	5.2 km

### COMMUTE

Park Circus 7 Point	3.4 km
Airport	16.5 km



## PAYMENT SCHEDULE

On Booking/Agreement	10% of Total Consideration
On Completion of Piling	10% of Total Consideration
On Casting of Deck Level	10% of Total Consideration
On Casting of 1st Floor Roof	10% of Total Consideration
On Casting of 5th Floor Roof	10% of Total Consideration
On Casting of 9th Floor Roof	5% of Total Consideration
On Casting of 13th Floor Roof	5% of Total Consideration
On Casting of 17th Floor Roof	5% of Total Consideration
On Casting of 21st Floor Roof	5% of Total Consideration
On Casting of 25th Floor Roof	5% of Total Consideration
On Casting of 29th Floor Roof	10% of Total Consideration
On Casting of Ultimate Roof	10% of Total Consideration+VRV
On Possession	5% of Total Consideration

\*GST as applicable



## EXTRA DEVELOPMENT CHARGES

CESC Transformer Charges	On Actual
CESC Security Charges	On Actual (for electric meter)
Generator Connection*	INR 25,000/- per K.V.A.
Sinking Fund	INR 100/- per Sq. Ft.
Municipality Deposit	NR 3/- per Sq. Ft. per month for 12 months
Legal Charges	INR 15/- per Sq. Ft.
Maintenance Charges (12 months advance)	INR 5/- per Sq. Ft. per month for 12 months or actual whichever is higher
Association Formation Fees	INR 5,000/- per unit
Club Maintenance Deposit	INR 200/- per Sq. Ft.
VRV AC System Charge	INR 300/- per Sq. Ft.
Nomination Charges	INR 100/- per Sq. Ft.

### \*Terms and Conditions

Minimum Generator Load - For Lighting, Fan & Small Power only (80% Diversity) & AC Load (50% Diversity) : 3 BHK - 6.5 KVA, 4 BHK - 7.5 KVA, 4 BHK Duplex - 9 KVA & 5 BHK Duplex - 10 KVA

Minimum Generator Load - For Lighting, Fan & Small Power only (80% Diversity), Power (25% Diversity) & AC Load (50% Diversity) : 3 BHK - 10 KVA, 4 BHK - 11 KVA, 4 BHK Duplex - 13 KVA & 5 BHK Duplex - 14 KVA

Minimum Generator Load - For Lighting, Fan & Small Power only (80% Diversity), Power (25% Diversity) & AC Load (80% Diversity) : 3 BHK - 13 KVA, 4 BHK - 15 KVA, 4 BHK Duplex - 17 KVA & 5 BHK Duplex - 19 KVA

18 months Lock-in period from date of Agreement for Sale

Applicable GST & other levies with each installment.