

elevate reserve

Development Manager

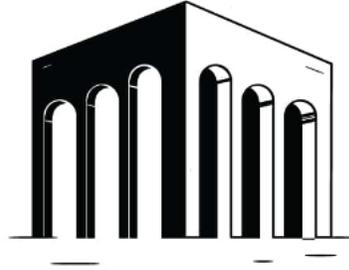
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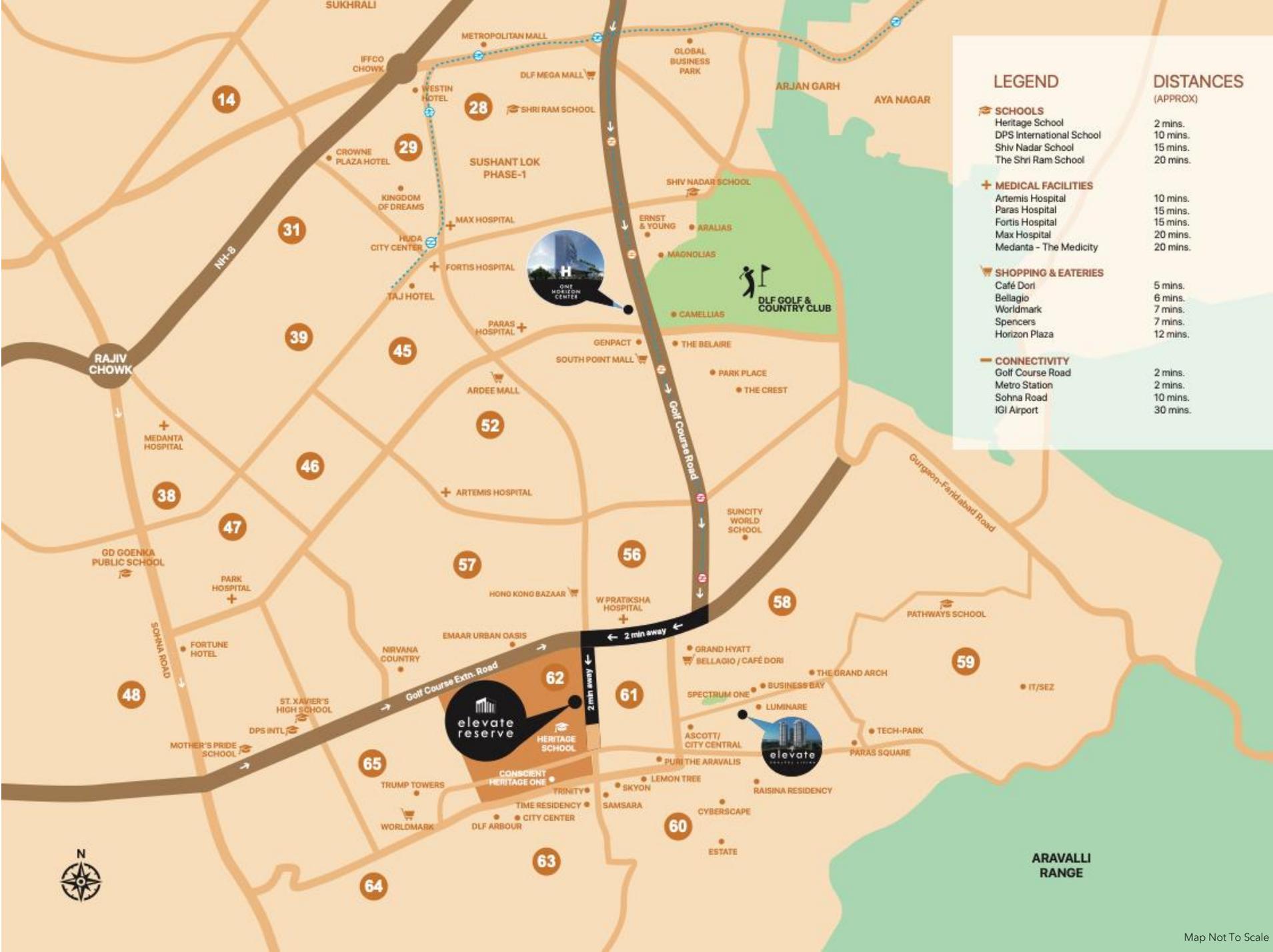
HRERA 101 of 2023

*FOR INTERNAL USE ONLY



This is more than just a home. It's a little world of serenity that envelops you with warmth, ease, and comfort, leaving the city at the gates

LOCATION MAP



SITE PLAN

ELEVATE RESERVE

MIX USE PROJECT – RESIDENTIAL + RETAIL



2 TOWERS

240 APARTMENTS

TOWER A

STILT + 41

3BHK 2745 sft
SALE AREA

164 UNITS#

#INCLUDING 88 UNITS
WITH 1 BEDROOM AS
SERVICE PERSONNEL

TOWER B

STILT + 38

4BHK 3395 sft
SALE AREA

76 UNITS

EWS - G + 4 - 43 UNITS

CLUB
G + 2

~50,000 SQ.FT.*

RESIDENTIAL

3BHK 2 Car Park/Unit

4BHK 3 Car Park/Unit

*Area including club internal amenities, pool deck area and other spill over areas

TOWER A (3BHK)

Carpet Area - 1339 sq. mt. / 1,496 sq. ft.

Balcony Area - 25 sq. mt. / 269 sq. ft.



TOWER B (4BHK)

Carpet Area - 171 sq. mt. / 1,840 sq. ft.

Balcony Area - 47 sq. mt. / 506 sq. ft.



PROJECT IMAGERY



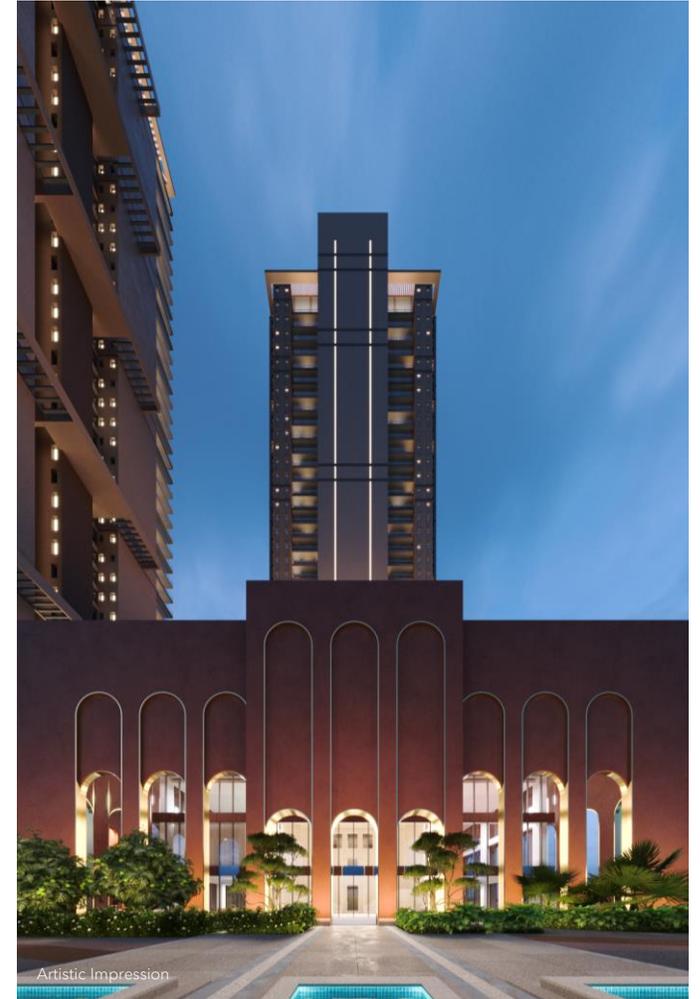
Artistic Impression

SUMMER PAVILION



Artistic Impression

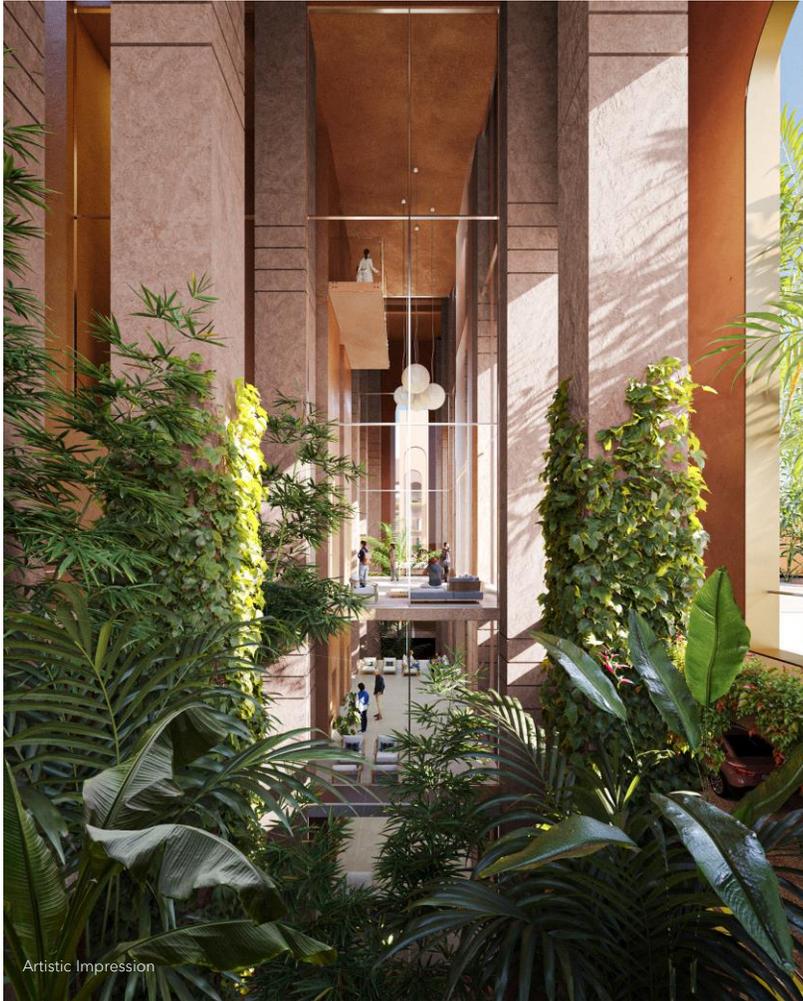
3D VIEW OF TOWERS



Artistic Impression

CLUB ENTRANCE

PROJECT IMAGERY



Artistic Impression

LIGHTWELL CUT-OUT



Artistic Impression

BASEMENT DROP-OFF

LIST OF AMENITIES - CLUB

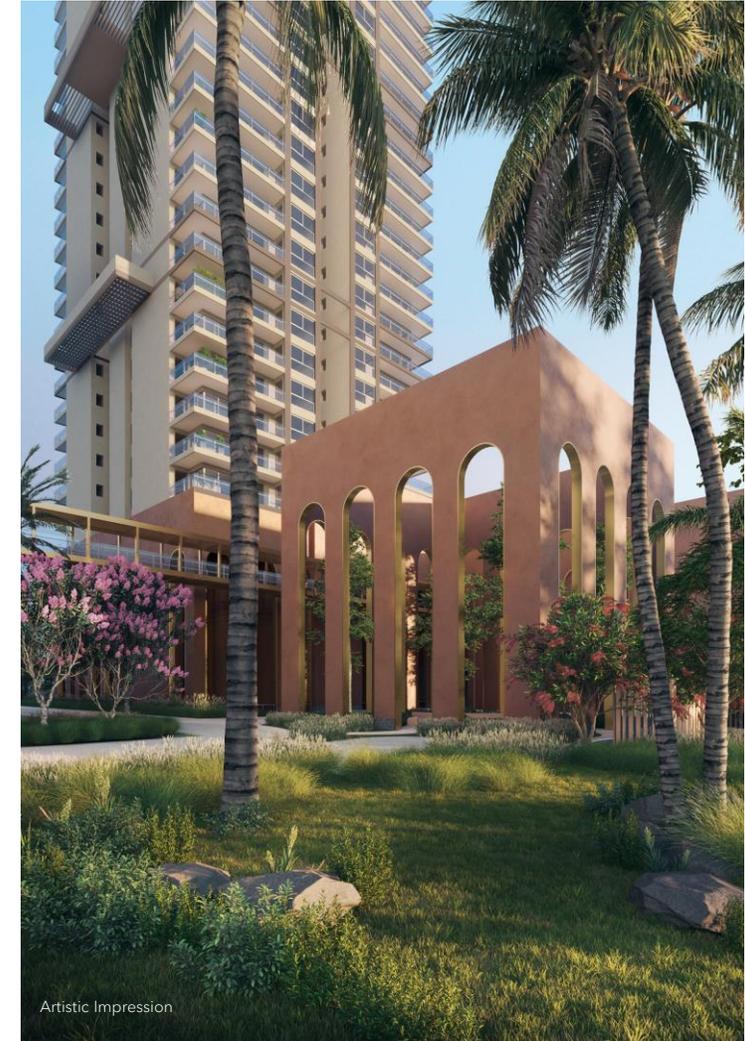
- TRIPLE HEIGHT FOYER
- OUTDOOR VERANDAH
- RESTAURANT
- BANQUET
- KITCHEN
- GYM
- LAP POOL
- KID'S POOL
- LIBRARY
- KID'S PLAY AREA
- POOL/BILLIARDS ROOM
- TERRACE DECK
- BADMINTON COURT
- SQUASH COURT
- JUICE BAR



CLUB ENTRANCE

LIST OF OTHER AMENITIES

- HALF BASKETBALL COURT
- JOGGING TRACK
- WATER FEATURE - TOWER ENTRY
- WELLNESS GARDEN
- SUMMER PAVILION
- LANDSCAPED LIGHT WELL CUT-OUTS
- CONNECTING BRIDGE



Artistic Impression

SUMMER PAVILION

SPECIFICATIONS

LIVING/ DINING / STUDY/ FOYER / FAMILY LOUNGE

Floor	Imported Marble/ Equivalent
Walls	Acrylic Emulsion Paint finish on POP Punning/ Gypsum/ Equivalent
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum/ Equivalent

MASTER BED ROOM / DRESS ROOM

Floor	Laminated Wooden Flooring/ Imported Marble/ Equivalent
Walls	Acrylic Emulsion Paint Finish/ Equivalent

MASTER TOILET / OTHER TOILETS

Floor	Marble/ Premium Quality Tiles/ Equivalent
Walls	Marble/ Premium Quality Tiles/ Equivalent
Ceiling	Acrylic Emulsion Paint on Ceiling / False Ceiling/Equivalent (extent as per design only)
Counters	Marble / Granite / Synthetic Stone/ Equivalent
Fixtures	Standard fixtures
Sanitaryware / CP Fittings	Premium Quality CP Fittings, Health Faucet, Wash Basin & EWC of standard make.

BEDROOMS

Floor	Laminated Wooden Flooring/ Equivalent
Walls	Acrylic Emulsion Paint Finish/ Equivalent
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum/ Equivalent

DOORS

Main Door	Flush Doors/ Equivalent
Internal Doors	Flush Doors/ Equivalent

KITCHEN

Floor	Marble / Premium Quality Tiles/ Equivalent
Walls	Premium Quality Tiles 2'-0" above Counters & Acrylic Emulsion Paint/ Equivalent
Ceiling	Acrylic Emulsion Paint on Ceiling
Counters	Marble / Granite / Synthetic Stone/ Equivalent
Fixtures	Premium Quality CP Fittings, Sink with Drain Board
Kitchen Appliances	Modular Kitchen with Hob & Chimney

UTILITY ROOM / UTILITY BALCONY / TOILET

Floor	Tiles of Standard Make/ Equivalent
Walls & Ceiling	Oil Bound Paint Finish/ Equivalent
Toilet	Anti Skid Floor & Tiles on the Walls with conventional CP Fittings & Sanitaryware
Balcony	Anti Skid Tile Floor/ Equivalent

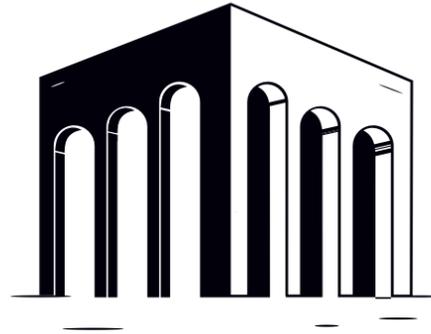
EXTERNAL GLAZING

Windows / Glazing	Aluminium/ UPVC/ Equivalent
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PAYMENT PLAN

		3 BHK	4 BHK
Payment Plan - Possession Linked Plan (30:30:10:25:5)			
		3 BHK	4 BHK
1	Advance for Booking	Rs. 25,00,000	Rs. 35,00,000
2	Within 30 days of Booking	9.5% of Sale Value less advance for booking	9.5% of Sale Value less advance for booking
3	Within 120 days of Booking	20.5% of Sale Value	20.5% of Sale Value
4	Within 24 months of Booking or on Completion of 20th Floor, whichever is later	30% of Sale Value	30% of Sale Value
5	Within 36 months of Booking or on Completion of Top Floor Roof Slab, whichever is later	10 % of Sale Value	10 % of Sale Value
6	On Application of OC of the Tower	25% of Sale Value	25% of Sale Value
7	On Offer of Possession	5% of Sale Value	5% of Sale Value
	Total Price excl IFMS & GST (5 %)	100% of Sale Value	100% of Sale Value
	Price Includes	2 Car Parkings	3 Car Parkings

We look forward to seeing you.



THANK YOU

- Development Manager

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