

## Frequently Asked Questions (FAQs)

SR.NO.	DESCRIPTION	STATUS
1	Project Location	Sec-99A , Dwarka Expressway, Gurugram
2	Status of Sector Road	Close to Completion
3	Approach to the project	24 Meter road connecting to Dwarka Expressway
4	Location Advantage	<ul style="list-style-type: none"> <li>* Located in Sector -99A</li> <li>* Opposite Commercial Belt</li> <li>* 2-3 mins from Dwarka Expressway</li> <li>* 2-3 mins from new planned metro</li> <li>* 6-7 mins from NH-48 (earlier NH8) and Clover Leaf (will connect NH -48, Central Peripheral Road Southern Peripheral Road)* 5-6 mins from Global City, future business district -1,000 acres and 120 million sqft real estate</li> <li>* 15 mins from IGI Airport * 20 mins from AIIMS Jhajjar</li> <li>* 25 mins to Dwarka and the India International Convention Centre – 3 million sqft, the largest in India</li> </ul>
5	Close by Retail Developments	Next to large malls and SCOs - Elan Miracle, Satya Hive, Ocus Medley, Emaar EBD 99, Emaar EBD 89 and many others
6	Project Frontage	793 Feet on 24 Meter Road
7	Total Project Land Area	10.5875 Acres
8	Project License Type	Group Housing
9	Project License no.	10 of 2013 Dated 12-03-2013 LC-2753-JE(VA)-2013/33305 Dated 12-03-2013
10	Total Built-up Area of the Project	Under discussion
11	Convenient Retail in the Project	Approximately 2,302 sqft
12	Free hold property	Yes
13	Project Status	OC Received for Phase-1 ( Tower 1, 2,3,6 F(Half) and 60 Nos EWS)
14	Project Phases	2 Phases
15	No. of Apartments	544 Units (Approximately 7,74,624 sqft)
16	No. of Towers	Total 7 Towers, out of these 4 are already delivered (possession offered)
17	Tower Heights	Stilt + 20 Floors
18	Units on one floor	4
19	No of Car Parking Allotted per Unit	1 per Unit included in Basic Cost, Additional Purchasable (5 Lacs plus GST)

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20	Total Number of Covered / Open Car Parking	612 / 258 Respectively
21	No. of EWS Units	96
22	Construction partner	In-House Quality Construction
23	Design Partners	Best Available design partners on Board
24	Ground Coverage	23%
25	Open Spaces	77% (Circulation & Green Area)
26	Design USPs	<ul style="list-style-type: none"> <li>* 77% Open Spaces, Straight Line Architecture,</li> <li>* 4 Units per Floor, 3 Side Open, Long Balconies,</li> <li>* 20500 Sqft Club House (ESPERANZA),</li> <li>* Beautiful Landscaping with an open Amphitheatre,</li> <li>* Multiple open Courts (Badminton, Basketball, Tennis),</li> <li>* No cycling track on layout &amp; Jogging Track is available.</li> </ul>
27	Are there units on the ground floor	No ( Has Stilt Parking )
28	Environment Rating	IGBC Gold Rated
29	Sustainability features	<ul style="list-style-type: none"> <li>* Electric Car Charging Points,</li> <li>* Low VOC Paints,</li> <li>* Solar Water Heating, please check.</li> <li>* Rainwater Harvesting, please check.</li> <li>* Drip Irrigation,</li> <li>* Washrooms for Disabled Ramp with Handrail</li> </ul>
30	Security	Yes, 24X7
31	Clubhouse Amenities	<ul style="list-style-type: none"> <li>* Gymnasium,</li> <li>* Carrom,</li> <li>* Table Tennis,</li> <li>* Steam,</li> <li>* Restaurant, Proposed Bar</li> <li>* Cards,</li> <li>* Pool</li> </ul>
32	Outdoor & Fitness Amenities	<ul style="list-style-type: none"> <li>* Yoga,</li> <li>* Kids Play Area,</li> <li>* Badminton,</li> <li>* Jogging,</li> <li>* Basketball,</li> <li>* Tennis,</li> <li>* Amphitheatre</li> </ul>

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33	Length of the swimming pool	2000 sq.ft.
34	Schools	Nursery School of approximately 8,598 sqft
35	Air Conditioning	Split A/C in Living, Dining & Bedrooms
36	Structure Type	RCC framed structure designed for Seismic Zone 4, it should be Mivan (complete shuttering)
37	Reinforcement Grade	Mostly Fe 500 and Fe 550D from SAIL, JSW, Kamdhenu etc. ( High strength and corrosion resistance)
38	Ready Mixed Concrete (RMC)	RMC of grade M10 to M35 as per structure design
39	Cement	Ultratech, JK, Birla etc.
40	Structure Stability Certificates	From consultants registered with Municipal Corporation of Delhi (MCD)
41	Living/Dining Room Specifications	<ul style="list-style-type: none"> <li>* Flooring: Premium Vitrified Tiles (Double Charge)</li> <li>* Wall: Acrylic Emulsion Paint (Low VOC Paints)</li> <li>* Ceiling: POP Cornice</li> <li>* Doors: Decorative Flush Door</li> <li>* Main Entrance Door: Decorative Flush Door with veneer (in design pattern) and polish</li> <li>* Windows/Glazing: UPVC/ Hardwood with matching fitting</li> <li>* Electricals: Modular switches, TV and Telephone Socket</li> </ul>
42	Master & Other Bedrooms Specification	<ul style="list-style-type: none"> <li>* Flooring (Master Bedroom): Laminated Wooden</li> <li>* Flooring (Other Bedrooms): Premium Vitrified Tiles (Double Charge)</li> <li>* Wall: Acrylic Emulsion Paint (Low VOC Paints)</li> <li>* Ceiling: POP Cornice</li> <li>* Door: Decorative Flush Door</li> <li>* Windows/Glazing: Hardwood/UPVC with matching fitting</li> <li>* Electricals: Modular switches, TV and Telephone Socket</li> </ul>
43	Bathroom Specifications	<ul style="list-style-type: none"> <li>* Flooring : Premium Vitrified Tiles</li> <li>* Wall: Premium Vitrified Tiles upto 8'' Height</li> <li>* Ceiling: Acrylic Emulsion Paint</li> <li>* Door: Decorative Flush Door</li> <li>* Windows/Glazing: Hardwood/UPVC with matching fitting</li> <li>* Sanitaryware/CP Fittings: CP Fittings, European Style with branded Chrome Plated Brass Fittings (white/colour)</li> <li>* Electricals: Modular switches</li> </ul>
44	Lifts	2 High Speed Lifts (1 passenger and 1 service lift) by Mitsubishi / Hitachi / Fujitec / Toshiba

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45	Kitchen Specifications	<ul style="list-style-type: none"> <li>* Modular Kitchen with Exhaust Fan, Gas Fire Sensor, Fire extinguisher / Jaquar or Kohler/ Grohe /Anchor or equivalent.</li> <li>* Flooring : Premium Vitrified Tiles</li> <li>* Wall: Premium Vitrified Tiles upto 2'' Height above Kitchen Platform</li> <li>* Ceiling: Acrylic Emulsion Paint</li> <li>* Door: Decorative Flush Door</li> <li>* Windows/Glazing: Hardwood/UPVC with matching fitting</li> <li>* Platform: Pre-polished Granite Platform with Stainless Steel Sink</li> <li>* Fittings/Fixtures: CP Fittings; Electricals: Modular switches,</li> </ul>
46	Balcony Specifications	<ul style="list-style-type: none"> <li>* Flooring : Ceramic Decorative Tiles</li> <li>* Wall: Semi Permanent Long Lasting Finish</li> <li>* Door: Flush Door/UPVC</li> <li>* Windows/Glazing: Hardwood/UPVC with matching fitting</li> <li>* Electricals: Modular switches</li> </ul>
47	Entrance Lobbies	Glass Enclosure, Granite Flooring, Intercom, Guard
48	Width of Apartment Floor Corridor / Lobbies	7 feet 6 inches wide
49	Power Backup by Typology	-
50	Waterproofing (Landscape)	Over podium and basement - 3 layer APP membrane (3 times more protection as one layers backs another), Brand: Shalimar-Berger
51	Waterproofing (Kitchen and Toilets)	Tapcrete coating in sunken areas and protection with waterproofing cement mortar; Waterproofing filler of Brand Cico; 6 layer protection - Tapcrete waterproof coating (2 coats on RCC slab) + 1 layer cement plaster + Fiber Mesh + 1 layer cement mortar + Tiles (prevents seepage and leakage)
52	Plumbing Pipes	UPVC for sanitary and CPVC for water supply, Brand - Supreme, Prince etc.
53	Decking	Near the pool - Tiles of wooden pattern, RAK ceramics
54	Open Car Park Flooring	Cement concrete pavers in grass grid, JK, Surabh Ferro
55	Stilt Flooring	Cement Concrete chequered tiles. These are placed on the RCC slab, JK, Surabh Ferro
56	Width of Corridor / Lobbies	7 feet 6 inches wide

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57	Fire Doors (Basement)	2 hour fire rating
58	Project Pricing	"Front - Rs. 12,900 per sq. Ft. (Inaugural discount Rs.500- Rs.300 for CP's customer & Rs.200 for CP) - All inclusive, GST included, IFMS Extra amount as per competition Rear - Rs. 12,400 per sq. Ft. (Inaugural discount Rs.500) - All inclusive, GST included, IFMS Extra amount as per competition"
59	Payment Plan	On Booking - 5 Lacs Within 15 Days 10% (less 5 lacs) Within 60 Days 25% On 10th floor roof slab completion / Defined Timeline whatever later - 15% Completion of super structure (which is 20th floor) / Defined Timelines whatever later - 30% On offer of Possession - 20%
60	What's the EDC/IDC charges	Included in Quoted Price
61	IFMS Charges	INR 50 per Sqft
62	Common Area Electricity charges	-
63	Common Area Maintenance charges	All in the all inclusive rate
64	Possession related Utility Charges	-
65	What's the stamp duty rates	5/6/7 percent
66	Bank Tie-Ups for Housing Loan	All leading banks, HDFC Scheme
67	Construction Status	Basement completed, structure on ground floor
68	Proposed Possession Completion	2.5 Years (Aug 2026 )
69	Proposed Structure Completion	24 months