



AMSTORIA
gurgaon



Artistic Impression

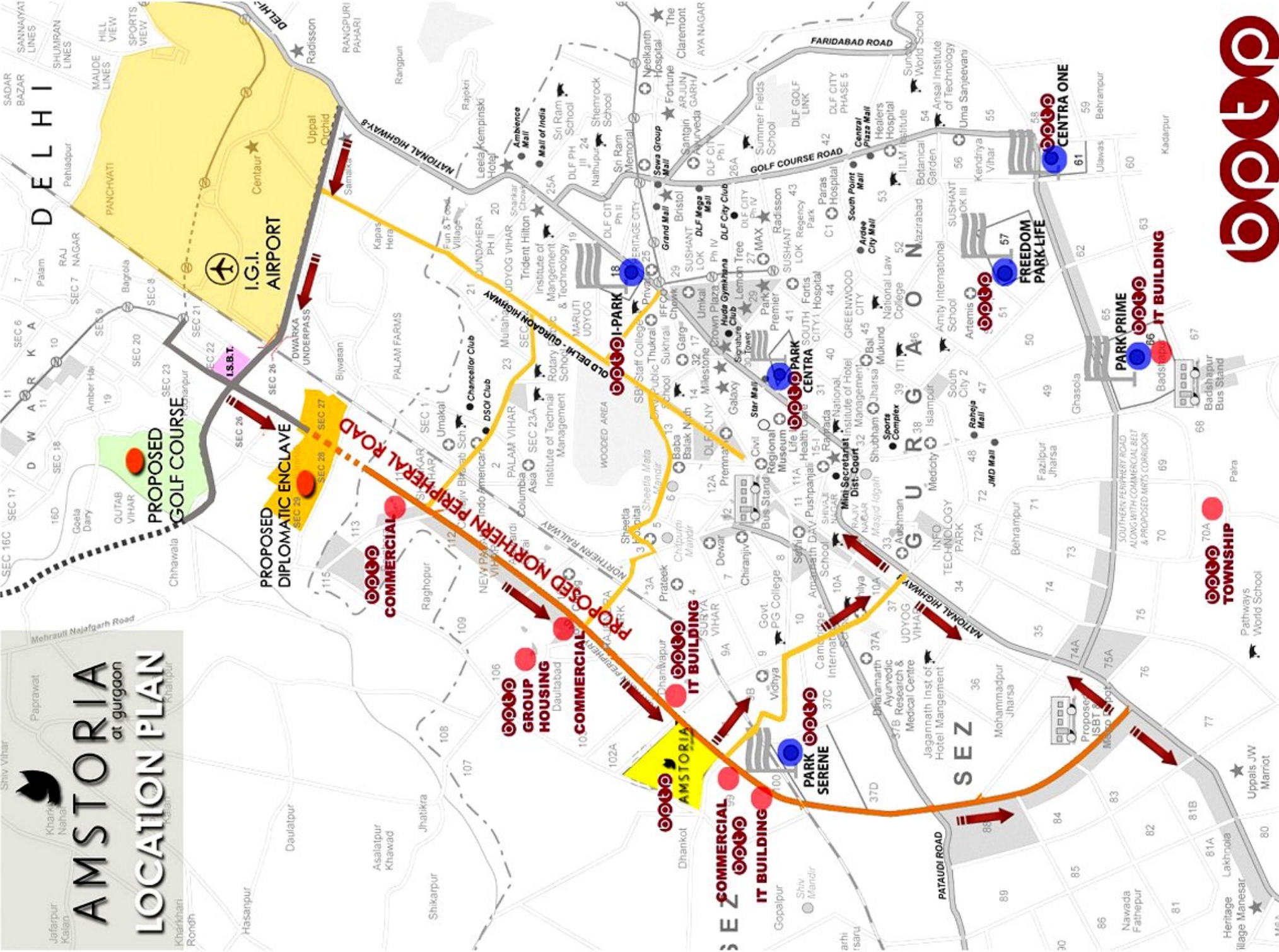
Shiv Vihar
Kharak Nahar
Paprawat
Jafarpur Kalan
Kharakhani
Ranoh
Hasanpur
Asalpur Khawad
Jhatikra
Shikarpur
Daulatpur
Kharakhani
Ranoh
Paprawat
Jafarpur Kalan
Kharakhani
Ranoh
Hasanpur
Asalpur Khawad
Jhatikra
Shikarpur
Daulatpur

AMSTORIA

at gurgaon

LOCATION PLAN

Kharakhani
Ranoh





Amstoria, Gurgaon - Specifications

LIVING / DINING

Standard

Wall Finish Painted in pleasing shades of Oil Bound Distemper

Flooring Vitrified Tiles

Deluxe

Wall Finish POP Punning with Acrylic Emulsion

Flooring Imported Marble

BEDROOMS

Standard

Wall Finish Painted in pleasing shades of Oil Bound Distemper

Flooring Vitrified Tiles

Deluxe

Wall Finish POP Punning with Acrylic Emulsion

Flooring Designer's/Imported Vitrified Tiles/ Laminated Wooden Flooring

UTILITY

Standard

Wall Finish Painted in Oil Bound Distemper

Flooring Ceramic Tiles

Deluxe

Wall Finish Painted in pleasing shades of Acrylic Emulsion

Flooring Vitrified Tiles

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KITCHEN

Standard

Flooring Vitrified Tiles

Dado Ceramic Tiles above working platform, rest Oil Bound Distemper

Platform Granite Counter with double bowl stainless steel sink with drain board

Deluxe

Designer's Modular Kitchen with Chimney & Hob

Flooring Designer's/Imported Vitrified Tiles / Imported Marble

Dado Designer's/Imported Vitrified Tiles above working platform, rest Acrylic Emulsion

TOILETS

Standard

Flooring Ceramic Tiles

Dado Selected Ceramic Tiles

Fixtures & Fittings White sanitary fixtures, contemporary styled CP Fittings

Deluxe

Flooring Imported Marble

Dado Designer's Vitrified Tiles

Fixtures & Fittings Imported Marble/ Granite Counter, Sanitary fixtures in Pleasing Shades, contemporary styled CP Fittings, Shower Cubicals

DOORS & WINDOWS

Standard

Window Powder Coated Anodized Aluminium Glazing

Door Seasoned hardwood frames with painted board shutters.

Deluxe

Window Powder Coated Anodized Aluminium Glazing/UPVC Windows

Door Seasoned Hardwood Frames with European Style Moulded Shutters on Main

Door/ Flush Door with Veneer

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FACILITIES

Standard

Electrical Conduit Copper electrical wiring for all light and power points

Power Back Up Minimum 7.5 KVA

Deluxe

Electrical Conduit Copper electrical wiring for all light and power points

Power Back Up Minimum 7.5 KVA

Air Conditioning VRV/VRFT System (Heating & Cooling)

Elevator Elevator with all Villas & Floors

OTHERS

Standard

External Facade Textured Paint Finish with Extensive use of glass in elevation.

Lift Lobbies Selected Marble/Granite Cladding

Deluxe

External Facade Textured Paint Finish with Extensive use of glass in elevation.

Lift Lobbies Selected Marble/Granite Cladding

Club 2 Acre Recreational Club with indoor Heated Pool, Outdoor Pool and Kids Pool, Jogging Tracks , Outdoor Games, Gymnasium, Multi Cuisine Restaurants, Convenient Shopping Centre, Business Centre, Banquet Hall, State of Art Theatre , Table Tennis, Badminton Court, Squash Court, Pool/ Billiards. High end Spa.

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60 MT. WIDE ROAD

LEGEND:

	1000 SQ. YARD
	450 SQ. YARD
	300 SQ. YARD
	200 SQ. YARD
	250 SQ. YARD



75 MT. WIDE ROAD
AGRICULTURAL ZONE

D

C

B

A

UPCOMING DWARKA EXPRESSWAY

NOTE:-

1. THE VISUAL REPRESENTATIONS SHOWN ABOVE ARE PURELY CONCEPTUAL MEANT FOR ARTISTIC IMPRESSION AND NOT A LEGAL. THE PROMOTERS/ARCHITECTS RESERVE THE RIGHT TO ADD/DELETE ANY DETAILS MENTIONED, IF SO WARRANTED BY THE CIRCUIT.
2. ONLY NUMBERED UNITS ARE BEING OFFERED FOR SALE AND ARE SUBJECT TO AVAILABILITY AT THE TIME OF BOOKING.



Plot Size (In sq. yds)	Floor	Built-up Area (In sq. ft)	Lawn/Terrace (In sq. ft)	Total Usable (In sq. ft)
250 (3 BHK)	GF	1770	614	2384
	FF	1770	377	2147
	SF	1770	377	2147

1 BHK = 1.1M SQY. • 1 BHK = 12.1M SQF
*AREAS ARE SUBJECT TO CHANGE

Country Floors

GROUND FLOOR PLAN



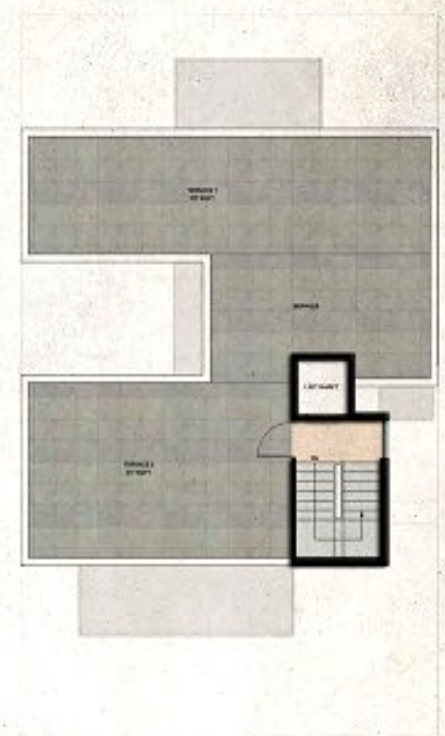
FIRST / SECOND FLOOR PLAN



BASEMENT PLAN



TERRACE PLAN



Plot Size (In sq.yds)	Floor	Built-up Area (In sq.ft)	Lawn/Terrace (In sq.ft)	Total Usable (In sq.ft)
250 (3 BHK)	GF	1770	614	2384
	FF	1770	377	2147
	SF	1770	377	2147

1 BGM = 1.180 SQ.FT. * 1 BGM = 10.174 SQ.FT.
* AREAS ARE SUBJECT TO CHANGE

Country Floors

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size (in sq. yds)	Floor	Built-up Area (in sq.ft)	Lawn/Terrace (in sq.ft)	Total Usable (in sq.ft)
495 (4 BHK + Utility)	GF	3660	1814	5374
	FF	2873	607	3480
	SF	2833	607	3440

130M x 1.19M SYD. * 150M x 12.19M SFT
*AREAS ARE SUBJECT TO CHANGE

Country Floors

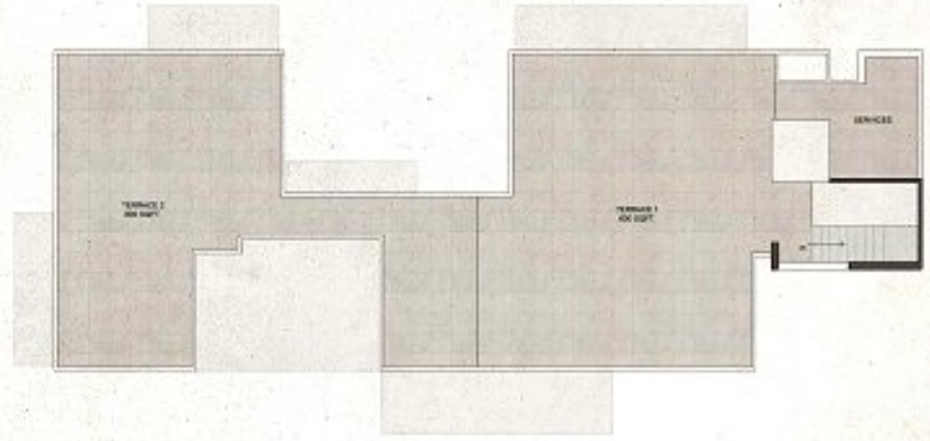
SECOND FLOOR PLAN



BASEMENT PLAN



TERRACE PLAN



Plot Size (In sq yds)	Floor	Built-up Area (In sq.ft)	Lawn/Terrace (In sq.ft)	Total Usable (In sq.ft)
495 (4 BHK + Utility)	GF	3690	1614	5374
	FF	2873	607	3480
	SF	2833	607	3440

1.30M x 1.18M SYD. * 1.90M x 1.57M SPT
* AREAS ARE SUBJECT TO CHANGE



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Country Floors

GROUND FLOOR PLAN



FIRST / SECOND FLOOR PLAN



BASEMENT PLAN



TERRACE PLAN



Plot Size (In sq.yds)	Floor	Built-up Area (In sq.ft)	Lawn/Terrace (In sq.ft)	Total Usable (In sq.ft)
579 (4 BHK + Utility)	GF	3712	1997	5709
	FF	2979	714	3693
	SF	2979	714	3693

1 SQM = 1.196 SQ.YD. • 1 SQM = 10.764 SFT
*AREAS ARE SUBJECT TO CHANGE



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Country Floors Price List - Amstoria

Plot Size	Floor	Built-up Area	Lawn/ Terrace Area	Total	Basic Sale Price with Standard Specification	Basic Sale Price with Deluxe Specification	DC
				Usable			
				Area			
(In Sq.Yds)		(In Sq.ft)	(In Sq.ft)	(In Sq.ft)	(In Lacs)*	(In Lacs)*	(In Lacs)
250(3 BHK)	GF	1770	614	2384	98.29	115.92	3.83
	FF	1770	377	2147	91.65	109.28	3.83
	SF	1770	377	2147	85.01	102.64	3.83
303(3 BHK)	GF	1999	648	2647	115.9	135.58	4.65
	FF	1999	436	2435	107.93	127.61	4.65
	SF	1999	436	2435	99.96	119.64	4.65
495(4/3 BHK + Utility)	GF	3560	1814	5374	202.82	230.23	7.59
	FF	2873	607	3480	164.84	192.25	7.59
	SF	2833	607	3440	144.38	171.79	7.59
579(4 BHK + Utility)	GF	3712	1997	5709	210.85	238.51	8.88
	FF	2979	714	3693	196.24	223.89	8.88
	SF	2979	714	3693	181.63	209.4	8.88





CONSTRUCTION LINKED PAYMENT PLAN - Amstoria

Booking Amount	10% of BSP
Within 90 days of Booking	10% of BSP
At the Start of Construction	10% of BSP + 50 % of DC
On Casting of Basement Roof Slab	10% of BSP + 50 % of DC
On casting of Ground Floor Roof Slab	10% of BSP + 50 % of PLC
On casting of First Floor Roof Slab	10% of BSP + 50 % of PLC
On casting of Second Floor Roof Slab	7.5% of BSP + Club Membership
On Completion of brick work	7.5% of BSP
On Completion of Internal Flooring	7.5% of BSP
On Completion of External Plastering	7.5% of BSP
On offer of Possession	10% of BSP + IFMS + PBIC + Stamp Duty Registration Charges & Administrative Charges

DOWN PAYMENT PLAN (10% REBATE)

Booking Amount	10 % of BSP
Within 90 days of Booking	80 % of BSP + 100% of Additional Charges #
On offer of Possession	10 % of BSP + IFMS + Stamp Duty Registration Charges & Administrative Charges

Additional Charges include PLC, Club Membership & DC

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SUMANGALAM PROPMART Pvt. Ltd.

F- 27,28 , Sector -18 , Noida(201301)

Toll Free : 1800 - 103 - 7707

E-mail : info@sumangalampropmart.com , Web : www.sumangalampropmart.com