

PAVILION COURT

Modern Living You

Always Wished For

Pavilion Court

- Situated amidst innumerable landscaped parks & lakes, the Pavilion Court offers fully-finished, modern, hi - efficiency apartments.
- The apartment size ranges from 1 BHK Studio Apartment with Study to 3 BHK Family Apartment with Study.
- 8-14 Storey high apartment towers.
- A total of 500 apartments in Phase 1 in 9 towers
- These apartments offer generously proportioned spaces that emphasize on optimum space utilization and reflect stylish living.
- The interiors follow the modern trend of open and continuous spaces, natural lighting and more windows making the apartments feel larger, lighter and more spacious.
- Apartments with Golf views or River views
- Split air-conditioning in rooms
- Multi-level security system
- Underground parking
- 24 hr electricity and water supply/Piped gas line
- Professional Facility management
- Town Centre with facilities like art galleries, restaurants & cafes, high street retails
- Medical Facilities / Schools & Colleges

SPECIFICATIONS OF PAVILION COURT

LIVING ROOM, DINING ROOM & LOUNGE	
Floors	High quality vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / PVC Doors and Windows
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	Veneered flush doors with Lacquer finish
Fixture and Fittings	Light fittings and fans
Ceiling	POP ceiling and cornice
BEDROOMS, STUDY ROOMS, DRESSING	
Floors	Wooden laminated flooring
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Light fittings and fans
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice
TOILETS	
Floors	High quality ceramic anti skid tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	High quality ceramic tiles till 7'-0" in shower area, 3' 6" in balance toilet including borders, mouldings etc. Balance painted in Plastic paint.
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling with cornice
KITCHEN	
Floors	Marble / anti skid vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Modular kitchen as per design. Granite counter and back splash stainless steel sink with drain board
Walls	Tiles upto 2' height above the counter level, balance POP Punning and painted with plastic paint.

Internal doors	Veneered flush doors with Lacquer finish
Ceiling	POP ceiling
BALCONIES	
Floors	Ceramic tiles or equivalent
Ceiling	Plastic paint
LIFT LOBBIES / CORRIDORS	
Floors	Stone with special highlights and patterns
Walls	Plastic paint
Apartment main door	Seasoned wood frames with wood paneled shutter finished with melamine polish
Ceiling	POP ceiling and cornice
Utilities & Facilities	
Air-conditioning	Individual split type units as per design
Ventilation	Exhaust fans provided in kitchen and bathrooms. All external doors and part of external windows are open able.
Security	24 Hour manned security on entrance gates
Water supply	Water supply through underground supply lines/ overhead tanks
Sewage water	Soiled water drainage into main sewer outside property
Storm drainage	Storm water drainage system integrated with rainwater harvesting
Fire protection	Fire detection as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone/ Data	Telephone cable pre-wired into all rooms
Services	Maintenance for common area on chargeable basis

DETAILED COST WORKING OF UNITS FOR PAVILION**(GOLF VIEW)**

Basic Sale Price	Rs. 4850/- Per Sqr. ft.		
Add Ons	800 sq. ft. (1BHK+SR)	1170 sq. ft. (2BHK+SR)	1600 sq. ft. (2BHK+SR)
Net BSP	3880000.00	5674500.00	7760000.00
Club Membership	100000.00	100000.00	100000.00
Car Parking	400000.00	400000.00	400000.00
IDC @ Rs. 75/- Per sqr. ft.	60000.00	87750.00	120000.00
Electric Sub Station Charges @ Rs. 40/- Per sq. ft.	32000.00	46800.00	64000.00
Interest Free Maintenance Deposit @ Rs. 105/- Per sq. ft.	84000.00	122850.00	168000.00
Maintenance Advance for one year @ Rs. 2.50/- Per sq. ft.	24000.00	35100.00	48000.00
NET PRICE (IN RUPEES)	4580000.00	6467000.00	8660000.00

(RIVER VIEW)

Basic Sale Price	Rs. 4550/- Per Sqr. ft.		
Add Ons	800 sq. ft. (1BHK+SR)	1170 sq. ft. (2BHK+SR)	1600 sq. ft. (2BHK+SR)
Net BSP	3640000.00	5323500.00	7280000.00
Club Membership	100000.00	100000.00	100000.00
Car Parking	400000.00	400000.00	400000.00
IDC @ Rs. 75/- Per sqr. ft.	60000.00	87750.00	120000.00
Electric Sub Station Charges @ Rs. 40/- Per sq. ft.	32000.00	46800.00	64000.00
Interest Free Maintenance Deposit @ Rs. 105/- Per sq. ft.	84000.00	122850.00	168000.00
Maintenance Advance for one year @ Rs. 2.50/- Per sq. ft.	24000.00	35100.00	48000.00
NET PRICE (IN RUPEES)	4340000.00	6116000.00	8180000.00

***Preferential Location Charges for 5th floor and above @ Rs. 50/sq ft.**

NRI's can make the booking now in FEW EASY STEPS.

1. Identify your apartment; our Property Advisor will assist you with full detail of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with the payment of 15% of apartment value; Rest as per payment plan.
3. Upon clearing of the cheque you will be send the Money Receipt, Sale Agreement/ Allotment letter.
4. All cheque / payment must be drawn in favor of the Developers.
5. If you require site visit by friend or relative the same can be arranged within 24 hours. Home finance options are available from UTI, HDFC and ICICI.

In Case of any further clarification, please inform us accordingly.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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