

# Unitech The Close Gurgaon



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## About The Close Projects:

Share the finest things in life with your loved ones. Spacious apartments with an airy touch that are designed to keep all you need very close to you. Enjoy a secure life and see your family grow in these beautiful homes with a view, plenty of fresh air, open spaces and a host of facilities just a step away. The Clubhouse also offers great activities and treats for you to enjoy in your free time. Come a little closer to discover your Nirvana at home.



Registered Office : AFFINITY SOLUTIONS (P)LTD.

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## Projects Overview:

It's not only the environment that will work to relax you. Whatever traces of stress that lingers on can be washed away in the jacuzzi and the sauna. Followed by a tranquil meditation or if you prefer some yoga, in specially designed spaces that are only for that purpose. A game of tennis, squash or a dive in the pool. The options are many, the benefit simple. The only thing you bring home from work is yourself.

## Site Lay-out The Close Project:



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## Location:



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## Aminities:

### Features:

- Independent villas
- Meditation gardens
- Spa Club
- Yoga Atrium
- Power back-up
- Secured Environment
- nearby Gurgaon Malls

### CLUB:

- Swimming pool
- Lap pool
- Gymnasium
- Jacuzzi
- Steam room
- Squash court
- Tennis court
- Indoor games room
- Television lounge
- Business centre
- Multi-purpose hall with facilities for banquet, dining hall etc.

### FACILITIES:

- 100% Power backup
- 24x7 security
- Minutes away from the Gurgaon malls

## Specification:

### Wall Finish:

- **Internal:**
  - Emulsion paint
  - Living / Dining / Bed Rooms
  - Painted in Oil Bound Distemper Lift Lobbies
  - Selected Marble / Granite cladding & Acrylic
  - Painted in pleasing shades of Acrylic Emulsion Paint Servant's Room
- **External:**
  - Combination of Stone & Textured Paint Finish

### Flooring:

- Living / Dining
- Vitrified Tile with wooden skirting Bedrooms
- Laminated Wooden Flooring
- Servant's Room
- Ceramic Tiles
- Balcony
- Anti Skid Ceramic Tile
- Lift Lobbies
- Selected Granite / Marble
- Terrace
- Anti Skid Ceramic Tile

### Kitchen:

- **Flooring:**
  - Ceramic tiles
- **Dado:**
  - Ceramic tiles above working platform, rest Acrylic Emulsion Paint
- **Platform:**
  - Granite counter with double bowl stainless steel sink with drain

### Toilets:

1. **Flooring:**
  - Ceramic Tiles / Granite / Marble
  - **Dado:**
    - Selected ceramic tiles

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- **Fittings:**
  - Granite / Marble counter, white sanitary fixtures, single lever CP fittings & geysers
- **Doors:**
  - Seasoned hardwood frames with European Style moulded shutters
- **Windows:**
  - Powder Coated / Anodized Aluminium Glazing
- **Electrica:**
  - Conduit copper electrical wiring for all light & power points

## **Air-Conditioning:**

- Provision of copper conduits and drainage pipes for full air conditioning (for split air conditioning)
- **Security:**
  - Door phones
  - Power back-up : 100%

## **GREEN AREA:**

- Fountains
- Water bodies in the green areas
- Lawn mounds
- Kids themed parks
- Jogging and walking tracks
- Sitting areas

## **BUILDING:**

- Sufficient car parking facility per apartment
- Earthquake resistant RCC framed construction with infill brick walls

## Floor Plan of The Close Project:

### The Close – North Wing:-3 Bed Room Apartment, Type-A,D,E

2491 sqft (231.5 sqm)



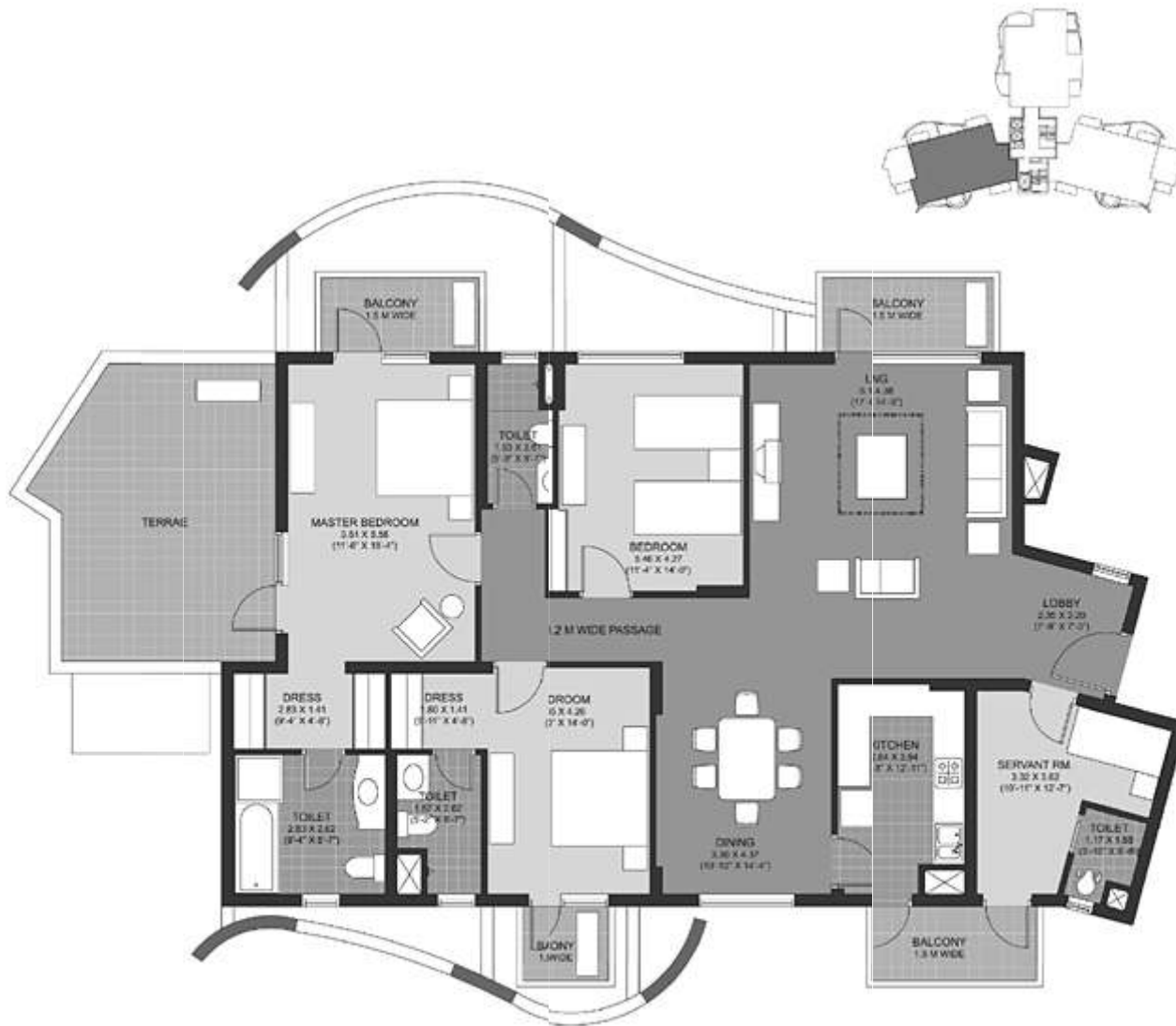
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## 3 Bed Room Apartment with terrace, Type-A,D,E



2491 sqft (231.5 sqm) Terrace area: 269 sqft (5 sqm)

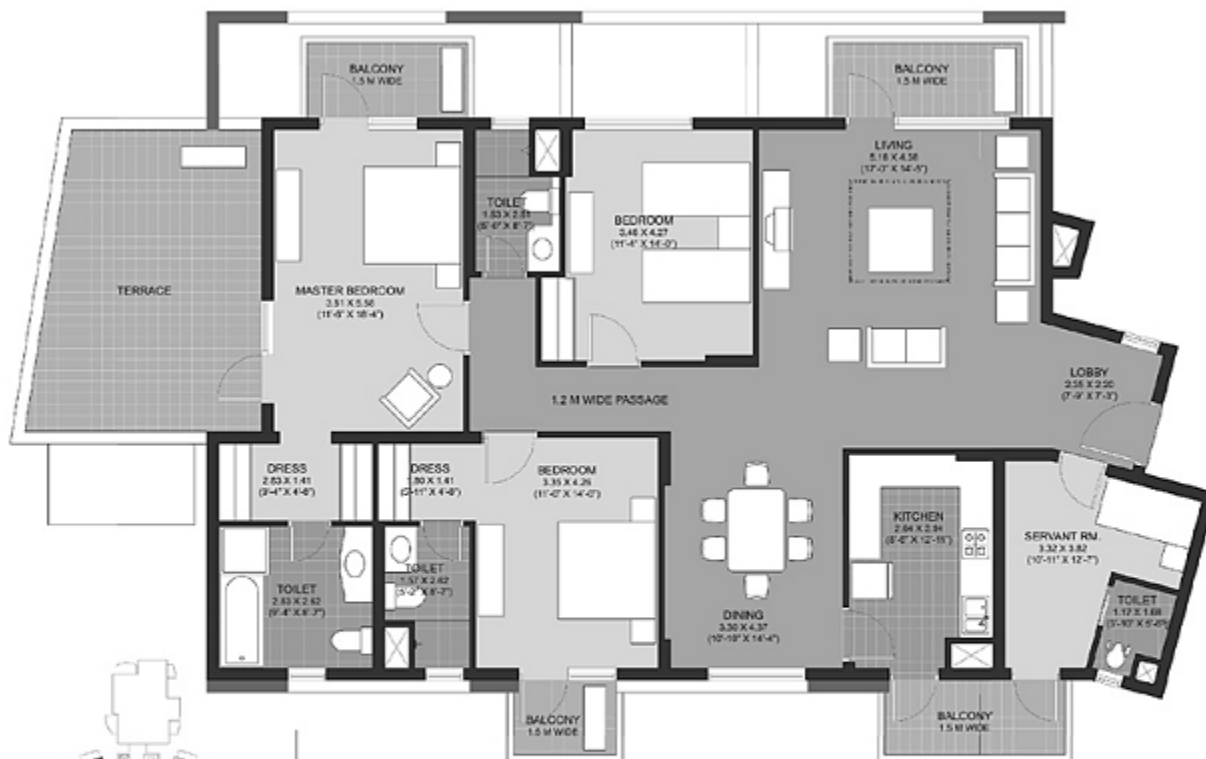
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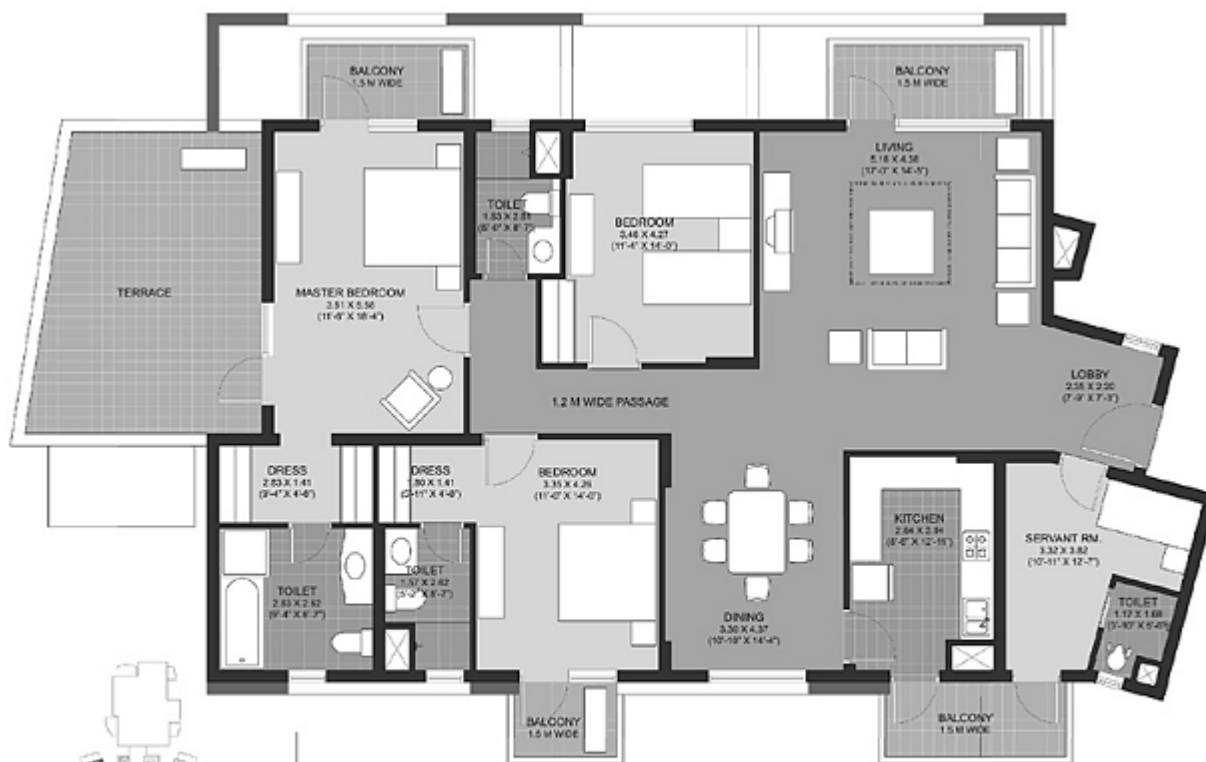
## The Close – North Wing:- Town House 1

### 3 Bed Room Apartment, Type-A-H



2491 sq.ft. (231.5 sq.mt.)  
Terrace Area - 269 sq.ft. (25 sq.mt.)

## 3 Bed Room Apartment with Terrace, Type-A-E, H



2491 sq.ft. (231.5 sq.mt.)

Terrace Area - 269 sq.ft. (25 sq.mt.)

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## 4 Bed Room Apartment, Type-A-D



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<b>Total Costsheets of Unitech The Close-South Wing &amp; North Wing(Universal Rate)</b>			
<b>Type</b>	<b>3 BHK</b>	<b>3 BHK with Terrace</b>	<b>4 BHK</b>
<b>Area Per sq.ft</b>	2491	2491	2939
<b>Basic Rate</b>	5,800	5,800	5,800
<b>Basic Cost</b>	14447800	14447800	17046200
<b>External Development Charges (EDC) @ Rs 104/- per sq.ft</b>	259064	259064	305656
<b>Club Membership Registration Charges (Mandatory)</b>	65,000	65,000	65,000
<b>Covered Car Park</b>	250000	250000	250000
<b>Interest Bearing maintenance charge @ Rs. 75/- per sq. ft.</b>	186825	186825	220425
<b>Total Cost Of Apartment</b>	15208689	15208689	17887281

<b>PRICE LIST</b>	
Basic Price (Universal)	Rs. 5250/- per sq.ft.
Basic Price (International)	Rs. 5250/- per sq.ft.
External Development Charges (EDC)	Rs. 104/- per sq.ft.
Preferential Location Charges (PLC) for Penthouse	Rs. 150/- per sq.ft.
Preferential Location Charges (PLC) for Ground Floor	Rs. 150/- per sq.ft.
Preferential Location Charges (PLC) for 1st Floor	Rs. 125/- per sq.ft.
Preferential Location Charges (PLC) for 2nd Floor	Rs. 100/- per sq.ft.
Preferential Location Charges (PLC) for Terrace Floors	Rs. 125/- per sq.ft.
Preferential Location Charges (PLC) for Corner/Tail	Rs. 100/- per sq.ft.
Preferential Location Charges (PLC) for Landscape Facing Apartment	Rs. 100/- per sq.ft.
Terrace Area	50% of the Basic Price
Reserved Covered Car Parking Space	Rs. 2, 50,000/-
Interest Bearing Maintenance Charges	Rs. 75/- per sq.ft.
Club Membership (compulsory)	Rs. 65000/-

- Prices mentioned above are escalation free.
- The company would pay charges to the allottee @ Rs. 5/- per sq.ft. per month for any delay attribute to the inability of the company in the handing over of the apartment beyond the committed date. Similarly, the customer would also be liable to pay holding charges @ Rs. 5/- per sq.ft. per month if the customer fails to take possession within 30 days from the date of issuance of the notice of possession.
- No extra charges except on account of additional fire safety norms and enhanced EDC. Charges as stipulated by any government agency.
- Two covered car parking along with apartment are essential.

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Note:

1. The above Prices/Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.

2. Registration/Stamp Duty Charges Extra.

<b>PAYMENT PLAN for The Close – South-Unit 0401 in Tower 6</b>	
<b>DOWN PAYMENT INSTALMENTPLAN 'A'</b>	<b>Rebate 2% on BSP</b>
At the time of Registration:	10% of BSP
Within 45 Days of confirmation of Allotment / Registration	85% of BSP + EDC + PLC + Parking + 50% of CMRC
On Final Notice of Possession	5% of BSP + 50% of CMRC + Stamp
	Duty + other Charges as Applicable

<b>TIME LINKED INSTALMENT PLAN 'B'</b>	
At the time of Registration	15% of BSP
Within 45 days of allotment	30% of BSP+ 50% of EDC +50% of PLC
Within 90 days of allotment	30% OF BSP+ 50% of EDC + 50% of PLC
Within 120 days of allotmen	20% of BSP + 50% of CMRC + Parking
On final notice of possession	5% of BSP + Stamp Duty and other Charges as
	Applicable+ (including 50% of CMRC)

**\*BSP - Basic Sale Price, EDC - External Development Charges, PLC - Preferential Location Charges, CMRC - Club Membership Registration Charges .**

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<b>PAYMENT PLAN for The Close – South</b>	
Units 1801 in Tower 4, 1601 in Tower 5, Units 0002 in Tower 8	
1801 in Tower 10, 1802 in Tower 15, 1801 in Tower 19	
<b>PAYMENT PLAN for The Close – North</b>	
Units 0302 in Tower 12, 1203 in Tower 12, 0601 in Tower 14, 1801 in Tower 14	
<b>DOWN PAYMENT INSTALMENT PLAN 'A'</b>	
At the time of Registration	10% of BSP
Within 45 Days of confirmation of Allotment / Registration	85% of BSP + EDC + PLC + Parking + 50% of CMRC
On Final Notice of Possession	5% of BSP + 50% of CMRC + Stamp
	Duty + other Charges as Applicable

\*BSP - Basic Sale Price, EDC - External Development Charges, PLC - Preferential Location Charges, CMRC - Club Membership Registration Charges

Thanks & Regards,

**Affinity Solutions Pvt Ltd.**

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442030516831 (UK)

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