

“  
WHERE  
LIFE  
IS A  
FESTIVAL  
”

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“ Sampada Towers,  
bringing home a paying asset ”



# WELCOME HOME

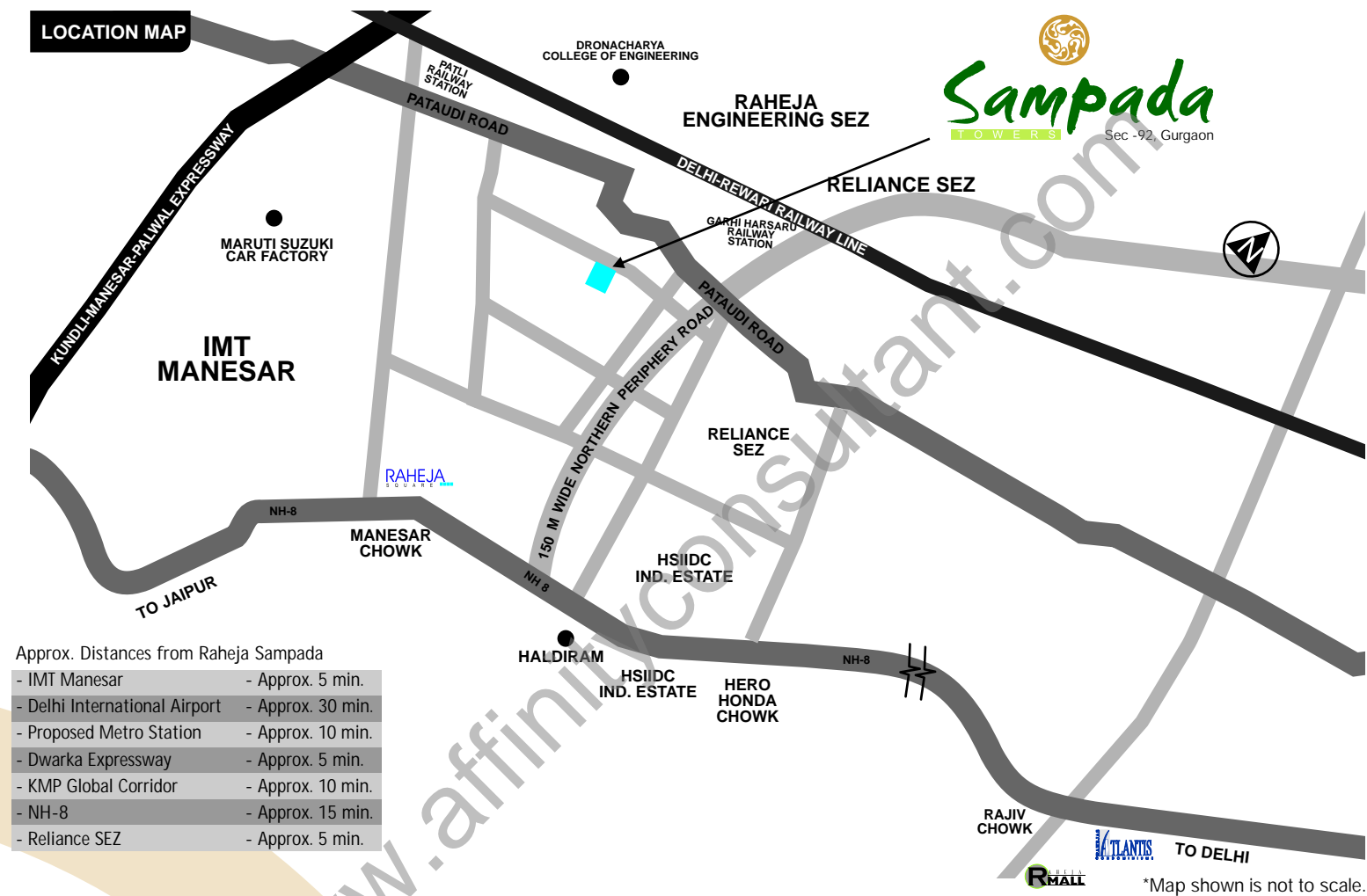


It is said that it takes a lifetime of hard work to build a house of your dreams... *“NOT ANY MORE”*

We, at Raheja Developers, have always considered our customers' goodwill as our biggest sampatti (or wealth). Our objective has always been to create value for our customers by ensuring a sure but steady appreciation and returns for our customers' hard earned money. At Sampada Towers our objective is to ensure that each of our customer creates wealth by way of value appreciation of his/her prized possession – their own space at Sampada. Sampada is an ideal destination for both end-users as well as investors looking for owning their slice of Gurgaon, the national capital's most prosperous suburb.

We endeavor to deliver you life's real sampatti – the love of your near and dear ones, nestled in the comforts of your modern luxury home at Sampada Towers, a gated community with three tier security, swimming pool, clubhouse, community centre, power back up on light and fan points and many other subtle features which will delight and amaze you and your family !!

# CENTRAL ADDRESS



Close to the upcoming Dwarka expressway, KMP & NH-8 while still in **“PROXIMITY TO NATURE”**

Sampada Towers are being developed in an area which is going to be the future of scores of other residential & commercial developments nearby. Being located adjacent to the ongoing Navodaya project just off the main Pataudi Road where construction is on in full swing and as per schedule (construction has already reached upto the eighth floor at Navodaya), Sampada Towers offer an opportunity which is irresistible and dependable. A commitment for delivering the project on time & as per committed specifications is pre insured in Sampada Towers !!

# A SUCCESS STORY...



Navodaya - construction photograph



Sampada - development activities started

To keep to our commitment of delivering the project well within schedule, the development activities at the Sampada site have... **“ALREADY BEEN STARTED”**

Raheja Navodaya was allotted in May'2008 & is over 95% sold out. It will be home to 330 happy families. Construction is in full pace at Raheja Navodaya, so that hundreds of dream homes may be delivered to our trustholders well in time & as per commitments. At Sampada, we have a vision to deliver something even better.

# INNOVATIVE DESIGN



The layout plans have been designed in a manner where you can combine togetherness of your family with “*PERSONAL INDEPENDENCE*”

Offered in a product mix of 3 BHK with 2 baths ; 3 BHK with 3 baths, 4 BHK with 3 baths, Penthouses and Presidential Suites; Sampada is a project which has something to suit each pocket. Adding to that, all finishes and fittings have been carefully hand picked from amongst the best to provide you with a world class living experience at an affordable price.

# GREEN HOMES

Sampada is being built under the guidance of the Indian Green Building Council (IGBC). Every apartment at Sampada, is a 'Green Home'. A concept that helps use energy and resources efficiently, thereby creating a healthier environment that is sensitive to air quality, lighting, acoustics and aesthetics. The complex has already been evaluated and assigned " Gold Rating" by Ministry of Environment. We are committed to follow highest environmental practices on water & energy conservation as well as labor safety and welfare practices, because a clean, green & sustainable environment created by a passionate team makes A HAPPY HOME.

# INVESTMENT OPPORTUNITY



IMT manesar alone will have a shortfall of over 5 lac housing units by 2011. The desperate ratio to demand & supply for housing will only fuel further escalation of prices.

Sampada is located at one of the most sought after destinations in the NCR which is going to be the foremost industrial hub in the future. If we look back a couple of decades, what started with just one factory of Maruti, has today emerged as the "New millennium City of Gurgaon" with industrial estates of Manesar and Dharuhera catering to various corporates and business houses. HSIIDC has already acquired 1746 acres in IMT Manesar and another 3325 acres is under acquisition for further industrialization. Moreover, with Reliance SEZ coming up on one side and Raheja SEZ on the other, this area will propel Gurgaon to stupendous growth. Various multinational companies and business houses are already established in the area and it is expected that due to the further economic revamping, an approximate work force of over 10 lacs technicians and executives would be having gainful employment in these industries. It is shocking that planned quality housing availability for this workforce in and around this area is virtually NIL!! Thus, this area is likely to see a huge demand for residential property from the workforce to be employed by these companies.

Gurgaon today accounts for more than 50% of Haryana's economic activity which is poised to grow by over 400% in the coming decade. This surge in demand is likely to create a supply deficit thus creating tremendous value for your prized possession

*"your Sampada."*

# SITE PLAN



Disclaimer :In the interest of maintaining high standards, floor plans, layout plans, areas, dimensions and specifications may change as decided by the company or by any competent authority.



# SPECIFICATIONS



## LIVING ROOM

FLOORS	Italian stone finish vitrified tiles with appropriate border
EXTERNAL FENESTRATIONS	Floor to ceiling powder coated Aluminium/ UPVC framing with glass
FITTINGS & FIXTURES	Lights points and Modular Switches
WALLS	Appropriate Surface Treatment with Plastic emulsion paint of pleasing shades
CEILINGS	White OBD paint with appropriate cornices & moulding design

## DINING ROOM

FLOORS	Italian stone finish vitrified tiles with appropriate border
EXTERNAL FENESTRATIONS	Floor to ceiling powder coated Aluminium/ UPVC framing with glass
FITTINGS & FIXTURES	Lights points and Modular Switches
WALLS	Appropriate Surface Treatment with Plastic emulsion paint of pleasing shades
CEILINGS	White OBD paint with appropriate cornices & moulding design

## BEDROOM

FLOORS	Laminated/wooden flooring with appropriate border
EXTERNAL FENESTRATIONS	Floor to ceiling powder coated Aluminium/ UPVC framing with glass
FITTINGS & FIXTURES	Lights points and Modular Switches
WALLS	Appropriate Surface Treatment with Plastic emulsion paint of pleasing shades
CEILINGS	White OBD paint with appropriate cornices & moulding design

## TOILET

FLOORS	Granite / Marble / Designer tiles
EXTERNAL FENESTRATIONS	Powder coated Aluminium/UPVC framing with glass
FITTINGS & FIXTURES	Single lever CP fittings, appropriate sanitary fixtures
WALLS	Appropriate Ceramic / Granite / Stone tiles upto wet level
CEILINGS	White OBD paint

## KITCHEN

FLOORS	Appropriate tiles
EXTERNAL FENESTRATIONS	Powder coated Aluminium/UPVC framing with glass
FITTINGS & FIXTURES	Stainless steel sink and drain board, Granite polished counter
WALLS	Appropriate Ceramic tiles upto 2' above the counter
CEILINGS	White OBD paint

## DRESSING ROOMS / PRIVATE SITTING

FLOORS	Laminated/wooden flooring with appropriate border
EXTERNAL FENESTRATIONS	Floor to ceiling powder coated Aluminium/ UPVC framing with glass
FITTINGS & FIXTURES	Modular Switches
WALLS	Smooth surface treatment with Plastic emulsion paint
CEILINGS	White OBD paint with appropriate cornices & moulding design

## BALCONIES

FLOORS	Granite / Marble finished tiles
EXTERNAL FENESTRATIONS	Facade appropriate finishes
FITTINGS & FIXTURES	Glass Steel finish railing
WALLS	Weathercoat emulsion
CEILINGS	OBD paint

## LIFT LOBBIES / CORRIDORS

FLOORS	Granite / Imported Marble tiles
EXTERNAL FENESTRATIONS	Facade appropriate finishes
FITTINGS & FIXTURES	Glass entrance doors
WALLS	Appropriate Surface treatment
CEILINGS	OBD paint

## ENTRANCE FOYER

FLOORS	Granite/ Imported Marble Floor with other appropriate stone finishes for design
EXTERNAL FENESTRATIONS	Facade appropriate finishes
FITTINGS & FIXTURES	Planters & appropriate Interior Decorations
WALLS	Textured paint/Granite/Marble finished tile cladding upto 2100 mm and appropriate paint above
CEILINGS	POP Plastic ceiling with OBD paint

## STRUCTURE

Earth-quake resistant (with latest seismic code), RCC

## ELECTRICAL

framed structure with external brick/block walls  
Copper Electrical wiring throughout in concealed conduit with provision for light points, fan points, power points etc. (TV and telephone) sockets with protective MCB's.

## EXTERNAL FINISH

All weather paint with or without stone/aluminium composite cladding and grit work at selected areas, or exposed bricks as per architectural facade requirements.

## COMPANY OWNED & RETAINED FACILITIES

Swimming pool with change rooms, multipurpose room, multi gym, Billiards, Outdoor sports facilities like tennis courts, Convenient Shopping, Club facilities, Business Centre, etc.

## AMENITIES

Power back-up, Water Recycling, Water Harvesting, CCTV, Access Control, STP, Parking\*.

\*Conditions Apply

Note : In the quest for excellence some of the specifications may have to be revised.

Specifications are subject to change in keeping with high quality standards as decided by competent authority /Company as per clause 4 of Application Form's terms & conditions.

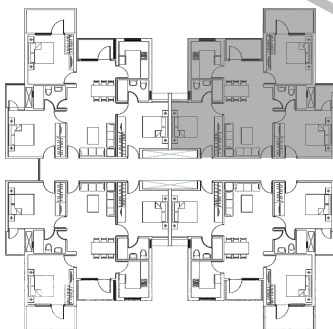
# LAYOUT PLANS



**PRES-TYPE A**  
**SALEABLE AREA : 1370 SQ.FT.**  
**LANDSCAPED COURT : 1000 SQ.FT.**



**PRES-TYPE B**  
**SALEABLE AREA : 1572 SQ.FT.**  
**LANDSCAPED COURT : 1000 SQ.FT.**



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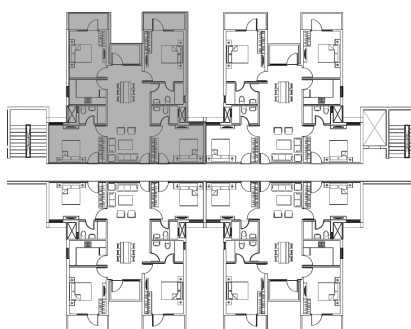
# LAYOUT PLANS



**FOUR BED ROOM UNIT**  
**SALEABLE AREA : 1850 SQ.FT.**  
**LANDSCAPED COURT: 900 SQ.FT.**



**FOUR BED ROOM UNIT**  
**SALEABLE AREA : 1850 SQ.FT.**



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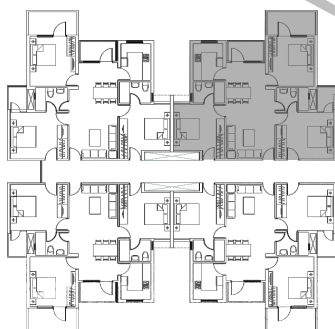
# LAYOUT PLANS



**THREE BED ROOM UNIT TYPE A  
SALEABLE AREA : 1370 SQFT.**



**THREE BED ROOM UNIT TYPE B  
SALEABLE AREA : 1572 SQFT.**



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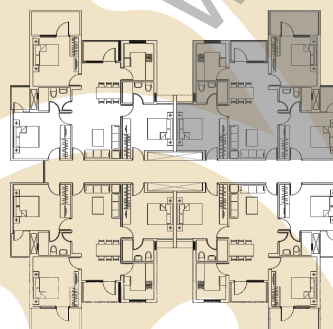
# LAYOUT PLANS



**LOWER PENT HOUSE TYPE-A**  
**SALEABLE AREA : 1485 SQ.FT.**  
**TERRACE AREA : 689 SQ.FT.**



**UPPER PENT HOUSE TYPE-A**  
**SALEABLE AREA : 1488 SQ.FT.**  
**TERRACE AREA : 689 SQ.FT.**



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# LAYOUT PLANS



↑  
**LOWER PENTHOUSE TYPE B**  
**SALEABLE AREA : 1755 SQ.FT.**  
**TERRACE AREA : 814 SQ.FT.**



**UPPER PENTHOUSE TYPE B**  
**SALEABLE AREA : 1755 SQ.FT.**  
**TERRACE AREA : 814 SQ.FT.**



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# LAYOUT PLANS



**LOWER PENTHOUSE TYPE C**  
**SALEABLE AREA : 1908 SQ.FT.**  
**TERRACE AREA : 1122 SQ.FT.**



**UPPER PENTHOUSE TYPE C**  
**SALEABLE AREA : 1908 SQ.FT.**  
**TERRACE AREA : 1122 SQ.FT.**



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In Case of any further clarification please feel free to write us at [info@affinityconsultant.com](mailto:info@affinityconsultant.com).

Thanks & Regards,

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