



Perfect Buildwell (P) Ltd.



Disclaimer: This brochure is purely conceptual and not a legal offering. Further the promoter, developer, architects reserve the right to add/delete any details/features/specifications/elevation mentioned if so warranted by the circumstances.

A new destination to come home to..
..A new way of life



ZARA Aavaas

Sector 104, Dwarka Expressway Gurgaon



An artists impression

ZARA Aavaas

Sector 104, Dwarka Expressway Gurgaon



An artist's impression

ZARA Aavaas

Sector 104, Dwarka Expressway Gurgaon



An artist's impression

SITE PLAN

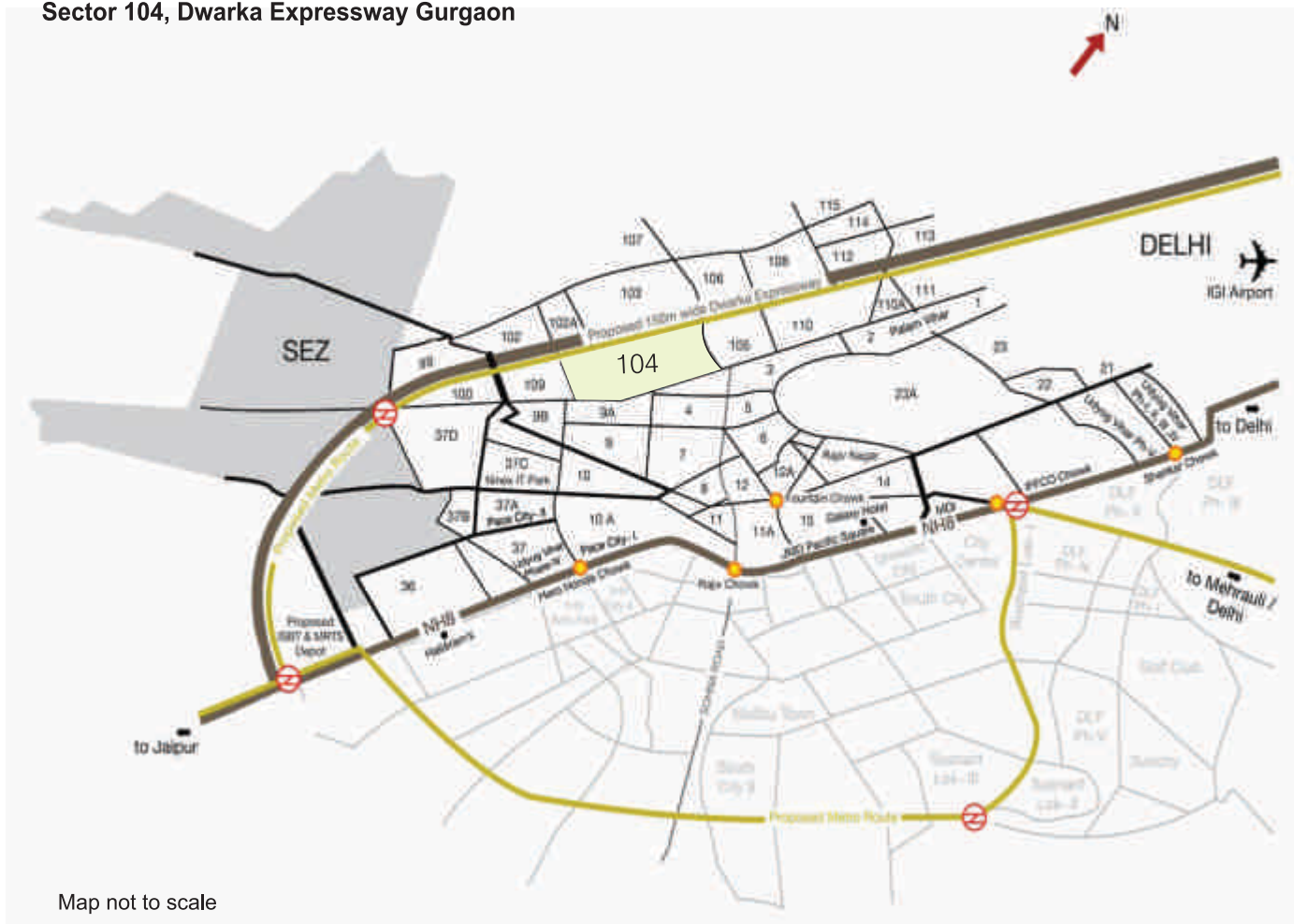


ZARA Aavaas

Sector 104, Dwarka Expressway Gurgaon

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Map not to scale

Zara Aavaas, Dwarka Expressway – Finally, the world you deserve is here

If you have been worrying about owning a home, here is your perfect opportunity on Dwarka Expressway with Zara Aavaas. Conceived and promoted by the reputed Perfect Buildwell Pvt. Ltd., this group housing project of Approx. 800 apartments will be a blend of intelligent space planning, good facilities, pleasing landscapes and most importantly, affordability.

Besides, it is set to come up at the most developing location between Delhi and Gurgaon , Dwarka Expressway.

Come, plan your move to Zara Aavaas!

Landmark	Distance (approx)
Airport	9km
Railway station	2km
Delhi	8km
Northern Peripheral Road	0.5km
NH-8	8km
Iffco Chowk	10km
Toll 24	15km

ZARA Aavaas

Sector 104, Dwarka Expressway Gurgaon



Dwarka Expressway

A promising destination for work and lifestyle

Planned as a complete package of residences, workplace, IT and entertainment, the area around Dwarka Expressway is a very promising real estate market. The 8 lane expressway developed by HUDA will connect Dwarka, Gurgaon and NH8 and bring the International Airport, new hotel corridor, golf course, and a host of prestigious housing projects within close proximity.

The region will have sound infrastructure of broad roads, sewage, water and power supply besides proposed metro connectivity from IFFCO Chowk.



Highlights :

Club with Steam, Sauna, Billiard's, Card Room, Reading Room and Cafeteria • Swimming pool • Gymnasium • Playing Courts • Basketball
Dedicated Children Play Area (Tot Lot) • Beautifully Landscaped Gardens with Ware Bodies • 24 hour Security Vigilance • Intercom from Gate to Flat • High Speed Lift (One Bed /Service Lift)
Community Shopping Complex

1 BHK UNIT

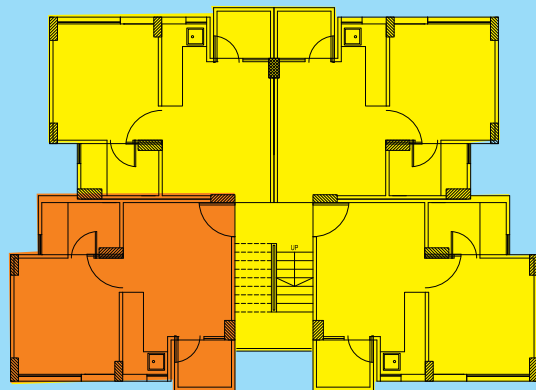


1 Sq.mt. = 10.764 Sq.ft.

UNIT PLAN

CARPET AREA	= 301.28 SQ.FT
BALCONY AREA	= 64.81 SQ.FT
FAR AREA	= 336.46 SQ.FT
CIRCULATION AREA	= 31.25 SQ.FT

1BHK- CLUSTER



2 BHK + STUDY BIG UNIT

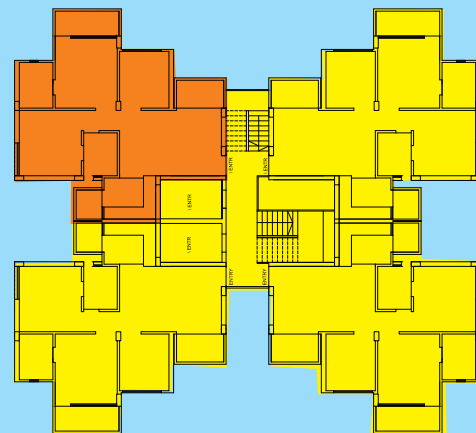


1 Sq.mt. = 10.764 Sq.ft.

UNIT PLAN

CARPET AREA	= 634.82 SQ.FT
BALCONY AREA	= 180.53 SQ.FT
FAR AREA	= 696.68 SQ.FT
CIRCULATION AREA	= 64.29 SQ.FT

2BHK- CLUSTER



2 BHK CORNER UNIT

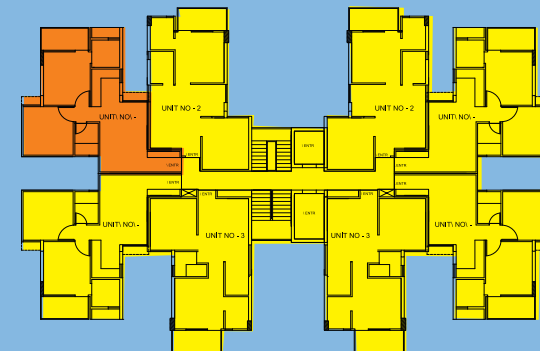


1 Sq.mt. = 10.764 Sq.ft.

UNIT PLAN

CARPET AREA	= 568.46 SQ.FT
BALCONY AREA	= 88.99 SQ.FT
FAR AREA	= 626.22 SQ.FT
CIRCULATION AREA	= 42.48 SQ.FT

2 BHK + STUDY CLUSTER



2 BHK SMALL UNIT

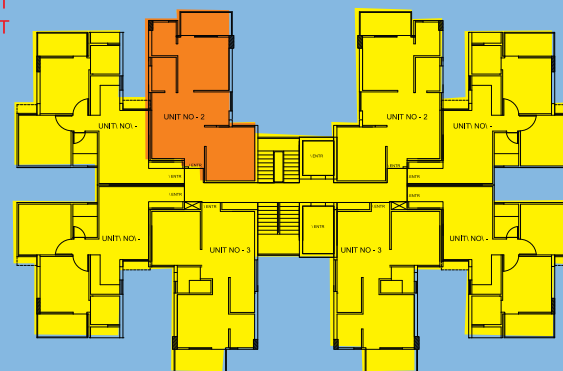


1 Sq.mt. = 10.764 Sq.ft.

UNIT 2

CARPET AREA	= 523.35 SQ.FT
BALCONY AREA	= 100.00 SQ.FT
FAR AREA	= 578.16 SQ.FT
CIRCULATION AREA	= 42.48 SQ.FT

2 BHK - SMALL CLUSTER

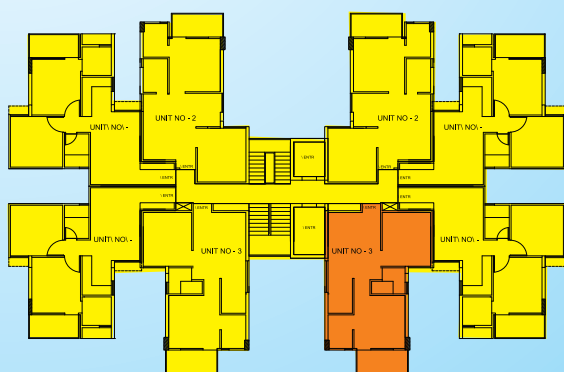


2 BHK SMALL UNIT



UNIT 3	
CARPET AREA	= 497.98 SQ.FT
BALCONY AREA	= 100.00 SQ.FT
FAR AREA	= 548.81 SQ.FT
CIRCULATION AREA	= 42.48 SQ.FT

2 BHK SMALL CLUSTER



ZARA GROUP

ZARA GROUP, a name synonymous to word-class residential and commercial projects, is the brainchild of two visionaries who have vast experience in the field of designing and architecture. The company's credential reflects in some of the most inspiring creations it has erected till date. People who are now the proud owner of their creations bear a testimony to this very fact. ZARA aims to become a leading real estate conglomerate by providing impeccable design, quality, meeting customer needs and harnessing quality manpower.

On going Projects

Residential :

Godrej Summit, Sector 104 Gurgaon

Nirvana Greens, Anandpur Sahib

Aqualura, Main Candolim-Nerul-Panaji Road, Goa

Riverside Residences, Thivim, Goa

Commercial :

Godrej Eternia, Chandigarh Industrial Area Ph-1

Haryana drafting new housing policy

Chandigarh: The Haryana government is formulating a new housing policy for the state. The policy, which is being drafted, is termed as the 'Affordable Housing Policy 2013'. The policy is being drafted by the Haryana Housing and Urban Development Department. The policy is being drafted by the Haryana Housing and Urban Development Department. The policy is being drafted by the Haryana Housing and Urban Development Department.

Affordable housing scheme gets maximum response from Gurgaon

HT Correspondent, Hindustan Times Gurgaon, August 21, 2013
Of the 56 applications the Haryana government received from builders for the construction of housing projects under its Affordable Housing Policy, 48 are from Gurgaon.

The state government notified the policy on Monday and invited developers to apply for the scheme, which aims at providing affordable housing units to persons belonging to economically weaker sections. On the very first day, 56 realtors submitted their applications. The huge response from Gurgaon builders indicates that there's a huge demand for affordable houses in the city. Of the rest, six applications were received from developers in Faridabad and one from Jhajjar and Karnal each.

According to experts, the policy would help checking illegal constructions and also act as a breather for the otherwise sluggish real estate market. "The policy will rekindle hope for the common man, as it has a provision for higher population density norms of 850-900 people per acre as against the prevalent figure of 300," said National Real Estate Development Council (NAREDCO) president Navin Raheja. The policy was cleared by the Haryana cabinet on August 6 during a meeting held by chief minister Bhupinder Singh Hooda in Chandigarh. For a city like Gurgaon where a two-bedroom apartment sells for anywhere between Rs. 75 lakh and Rs. 1 crore, the new policy has brought a ray of hope for people of low income groups as they would be able to buy a 300 sqft house for as low as Rs. 12 lakh through draw of lots. The price for a 645 sqft flat would come to about Rs. 25 lakh.

As per its terms and conditions, the policy allows developers to construct and sell small housing units — measuring between 300 sqft and 645 sqft — in the economically weaker section (EWS) and low income group (LIG) category. The maximum allotment rate for the apartment units approved under such projects will be — Rs. 4,000 per sqft of carpet area in Gurgaon, Faridabad, Panchkula and Pinjore-Kalka; Rs. 3,600 per sqft for other high and medium potential towns and Rs. 3,000 per sqft for the remaining low potential towns.

Haryana approves 'affordable housing policy'

PTI Aug 6, 2013, 09:43PM IST
CHANDIGARH: For mass availability of dwelling units at affordable rates through grant of licence, the state government today approved 'Affordable Housing Policy 2013'. The policy will ensure increased supply of 'Affordable Housing' in the urban areas. The policy will ensure increased supply of 'Affordable Housing' in the urban areas. The policy will ensure increased supply of 'Affordable Housing' in the urban areas.

Haryana government announces affordable housing policy

Feb 20, 2014, 01:28PM IST

New Delhi: The Haryana Government notify a Policy known as the 'Affordable Housing Policy 2013'. This policy is made to encourage housing Projects where in apartments of predefined size are made available at predefined rates within a targeted time frame to deserving beneficiaries in urban housing market. Any project for which licence is granted under the present policy cannot be converted into a normal group housing colony. It cannot be converted into a normal group housing colony. It cannot be converted into a normal group housing colony.

While in case of other projects customer have to pay on the basis of super area which is 50% to 60% higher than carpet area. Real Estate Builders under this policy cannot take any other area from the allottees except the rate fixed by Government of carpet area. As per Policy, carpet area of apartments shall be 28Sq.m. To 60 Sq.m. In size of or from 300 sq.m. such projects shall be completed within 4 years from the date of completion of the project.

Luxurious projects on EXPRESSWAY

The developing sectors along Dwarka Expressway are poised for stupendous growth, with the best status in the real estate industry already having launched ultra-luxury projects in the area. A K TIWARI writes
The Dwarka Expressway is a 23.5 km long expressway that will connect the city of Gurgaon to the city of Delhi. The expressway is a 23.5 km long expressway that will connect the city of Gurgaon to the city of Delhi. The expressway is a 23.5 km long expressway that will connect the city of Gurgaon to the city of Delhi.