NR ORCHID GARDENIA

NR GREENWOOD CONSTRUCTION PVT. LTD.

STATUS: READY TO OCCUPY

LOCATION : BEHIND MANYATA TECH PARK

PROJECT OVERVIEW:

NR Greenwood



NR Orchid Gardenia is a new testimony to exclusivity in the evolving city of Bengaluru. 3 acres of lush greenery form the magnificent backdrop of 4 majestic residential towers with 128 flats ranging from 2470 sft to 4975 sft created with a unique blend of cutting edge design, superb aesthetic and fine functionality. It offers an international standard club-house and is located behind Manyatha Tech Park in Hebbal, North Bangalore

NR GREENWOOD CONSTRUCTION PVT LTD

www.nrgreenwoods.com | facebook.com/nrgreenwoods

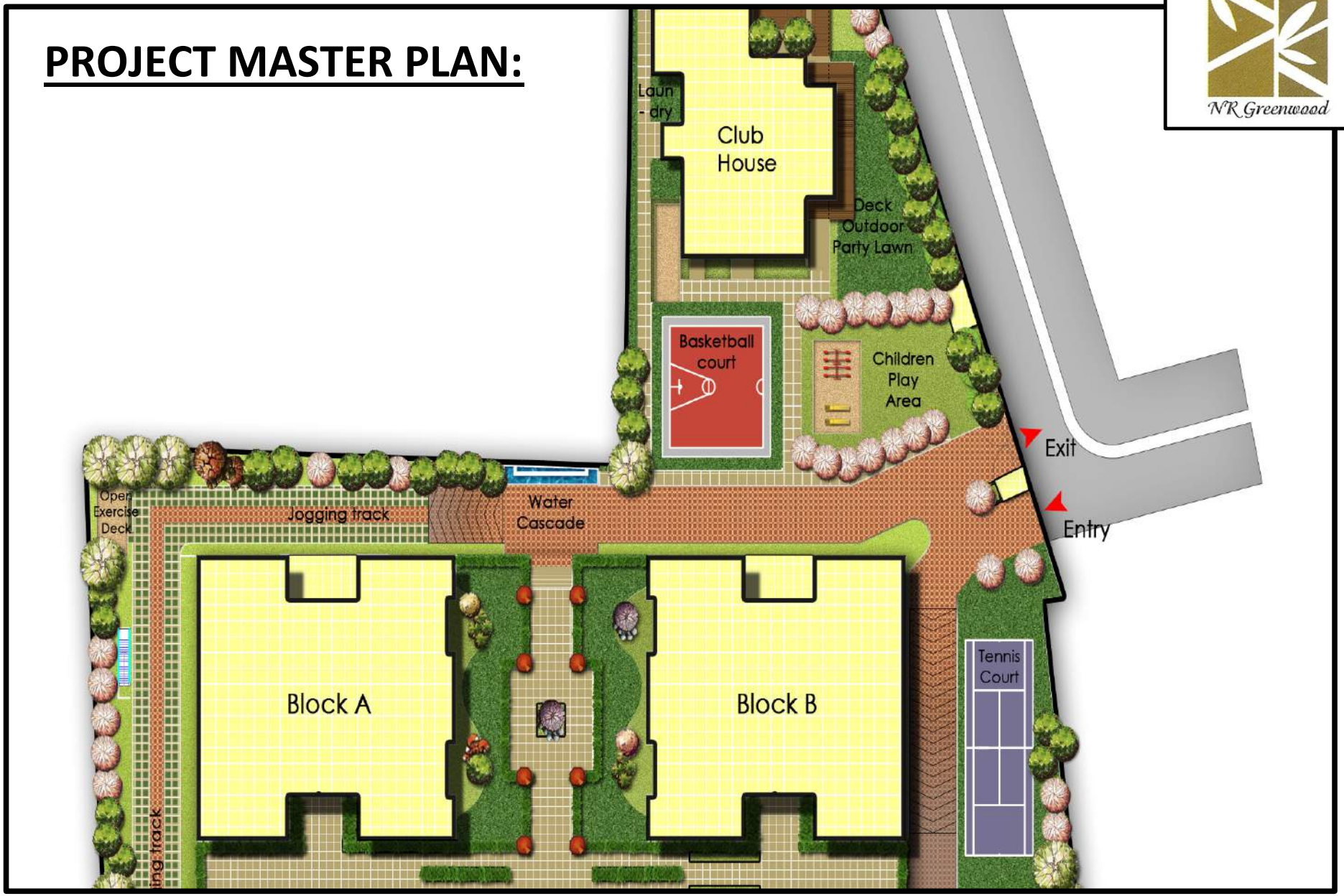
No 396, 3rf Floor, 1st Main, KHM Block, Ganganagar, Bangalore 560032.

Call : 080 40930370 / 64523225

NR GREENWOOD

PERFECTION. AND BEYOND.

PROJECT MASTER PLAN:



PROJECT AMENITIES:

FEATURES

Structure:
R.C.C. Frame Structure (Seismic Zone Compliance)
External & Internal walls of Wienerberger POROTHERM Clay Bricks

Lobby & Staircase :
Main lobby will be vitrified tiles
Wall Cladding
Staircase handrail will be mild steel

Lift :
Schindler/ Otis/ equivalent of 8 passenger capacity for all blocks (4)
Schindler/ Otis Service Lift for all blocks (4)

Flooring :
Living, Dinning, Bedroom – Premium quality vitrified tiles
Kitchen Vitrified tiles
Toilet, Balcony, Utility- Anti-skid ceramic flooring tiles

Doors:
All doors and door frame & shutters will be imported Grade A Treated Engineering wood with Teak Veneer
Wooden French doors for balconies

Toilets :
Fully Furnished Toilets
Ceramic/glazed tile cladding upto ceiling height
Jaquar or equivalent make fittings.

Electrical:
Concealed conduit pipes with copper wire; Adequate points for power & lighting
100% backup for common area, lifts & 1KW power backup for all flats

Water Supply :
Water supply with underground/ over head storage tank of required capacity
24 hours supply

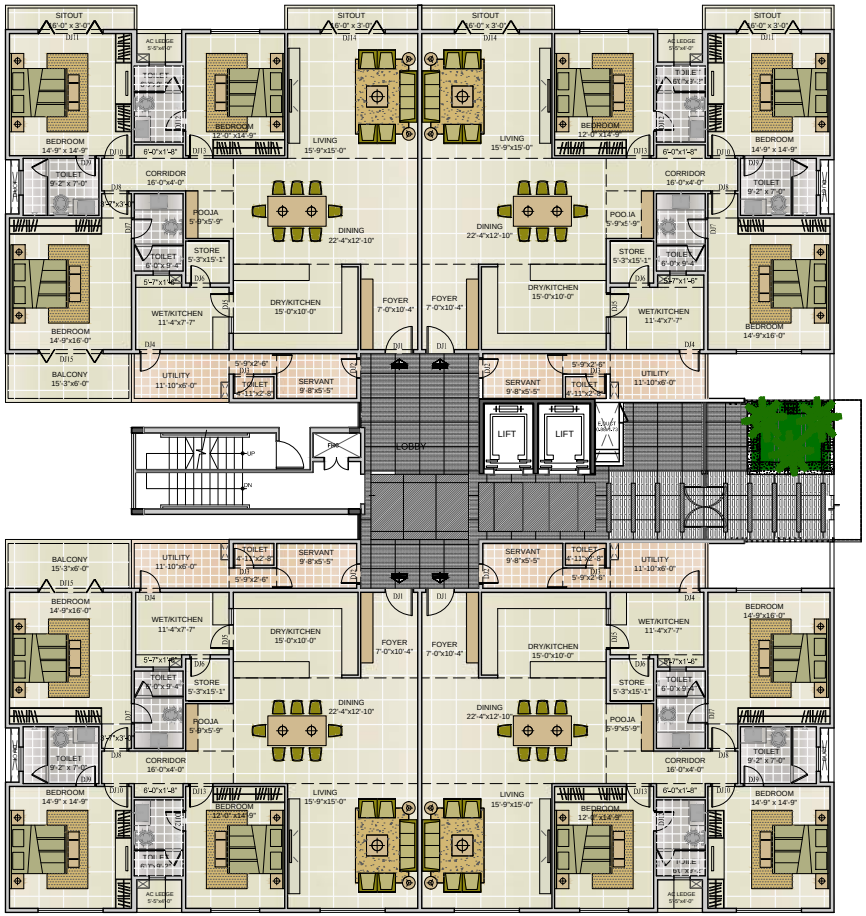
Telephone, Television, A/C & internet points :
Telephone, Television, & A/C points in living & all bed rooms, provision for A/C outdoor unit in ducts
Internet point in all flats

Painting :
Internal wall – Premier emersion
• Exterior wall – Structure Epoxy paints & Tile cladding for certain area

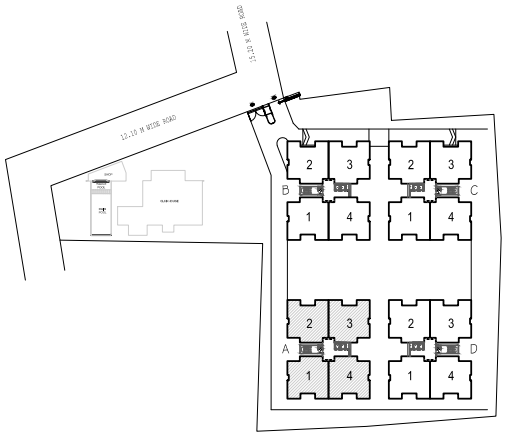
AMENITIES

* Party/Community Hall
* Coffee Shop
* 24 Hours Power back up
* Reserved Car Parking
* Intelligent security system
* Drivers and servant toilet
* Tie up with reputed Hospital
* Tennis court
* Jogging track
* Retail Store
* ATM Facility
* Pipeline gas provision
* Basketball court
* Children's play area
* Spa & Salon
* Crèche
* Car Washing Area
* Parking for Guests
* Gym
* Swimming pool
* Table tennis
* Squash

FLOOR PLANS:



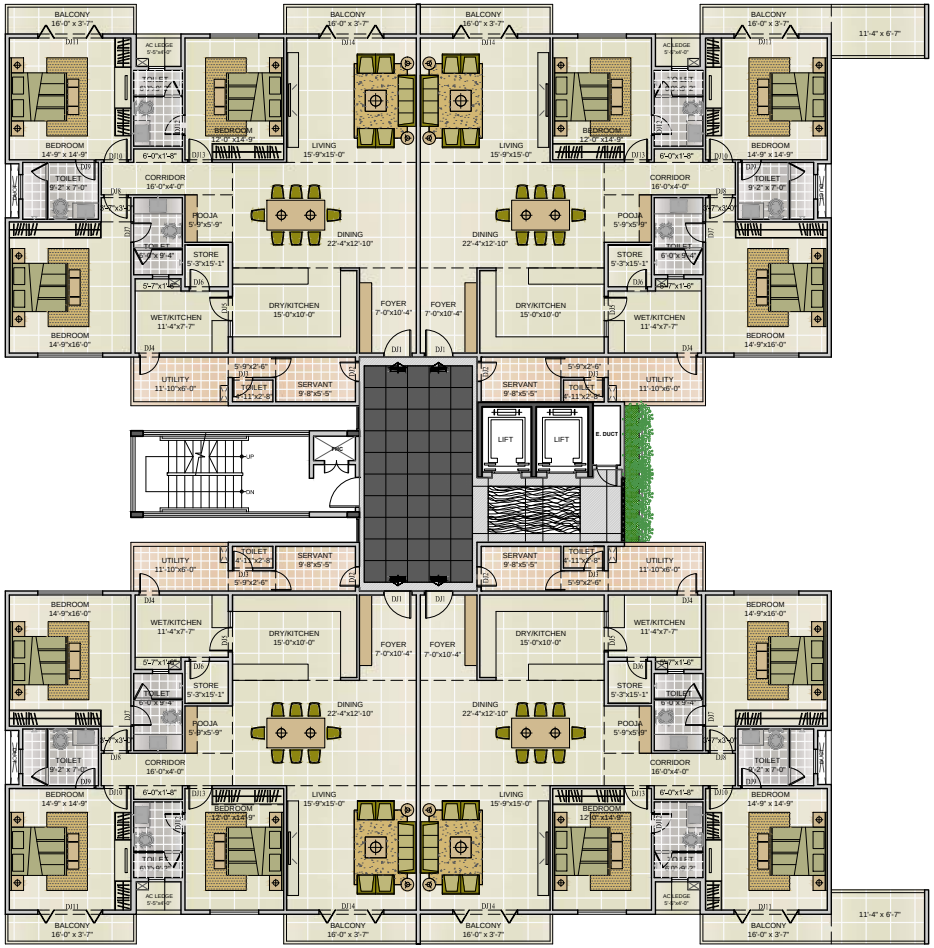
GROUND FLOOR PLAN



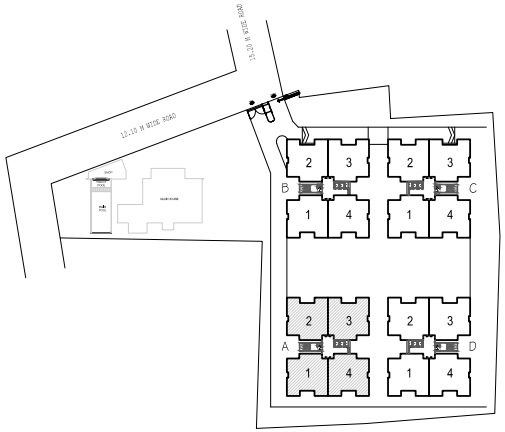
LEGEND FOR DOOR JAM

DJ1	- 3'-6" x 6"
DJ2	- 2'-6" x 6"
DJ3	- 2'-6" x 4"
DJ4	- 2'-6" x 6"
DJ5	- 3'-0" x 6"
DJ6	- 2'-6" x 6"
DJ7	- 2'-6" x 4"
DJ8	- 3'-0" x 4"
DJ9	- 2'-6" x 4"
DJ10	- 3'-0" x 4"
DJ11	- 8'-0" x 6"
DJ12	- 2'-6" x 4"
DJ13	- 3'-0" x 4"
DJ14	- 8'-0" x 6"
DJ15	- 8'-0" x 6"

FLOOR PLANS:



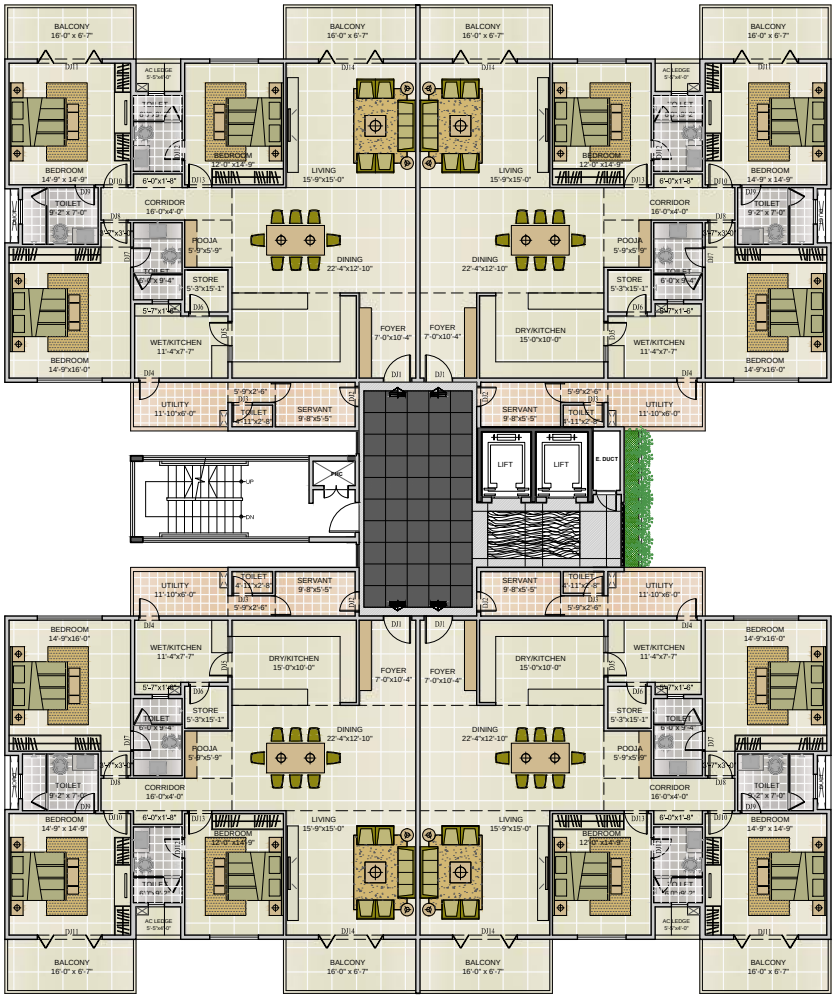
FIRST FLOOR PLAN



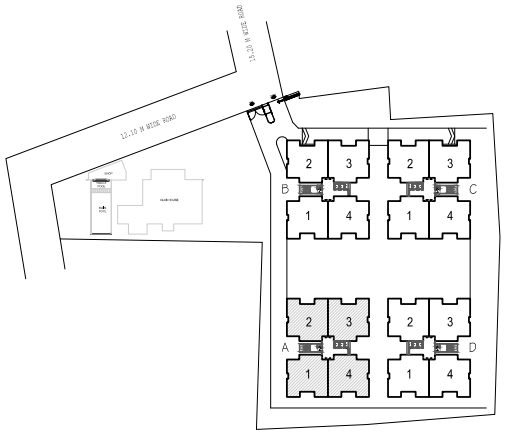
LEGEND FOR DOOR JAM

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DJ4	- 2'-6" x 6"
DJ5	- 3'-0" x 6"
DJ6	- 2'-6" x 6"
DJ7	- 2'-6" x 4"
DJ8	- 3'-0" x 4"
DJ9	- 2'-6" x 4"
DJ10	- 3'-0" x 4"
DJ11	- 8'-0" x 6"
DJ12	- 2'-6" x 4"
DJ13	- 3'-0" x 4"
DJ14	- 8'-0" x 6"
DJ15	- 8'-0" x 6"

FLOOR PLANS:



2nd, 4th, 5th & 6th FLOOR PLAN

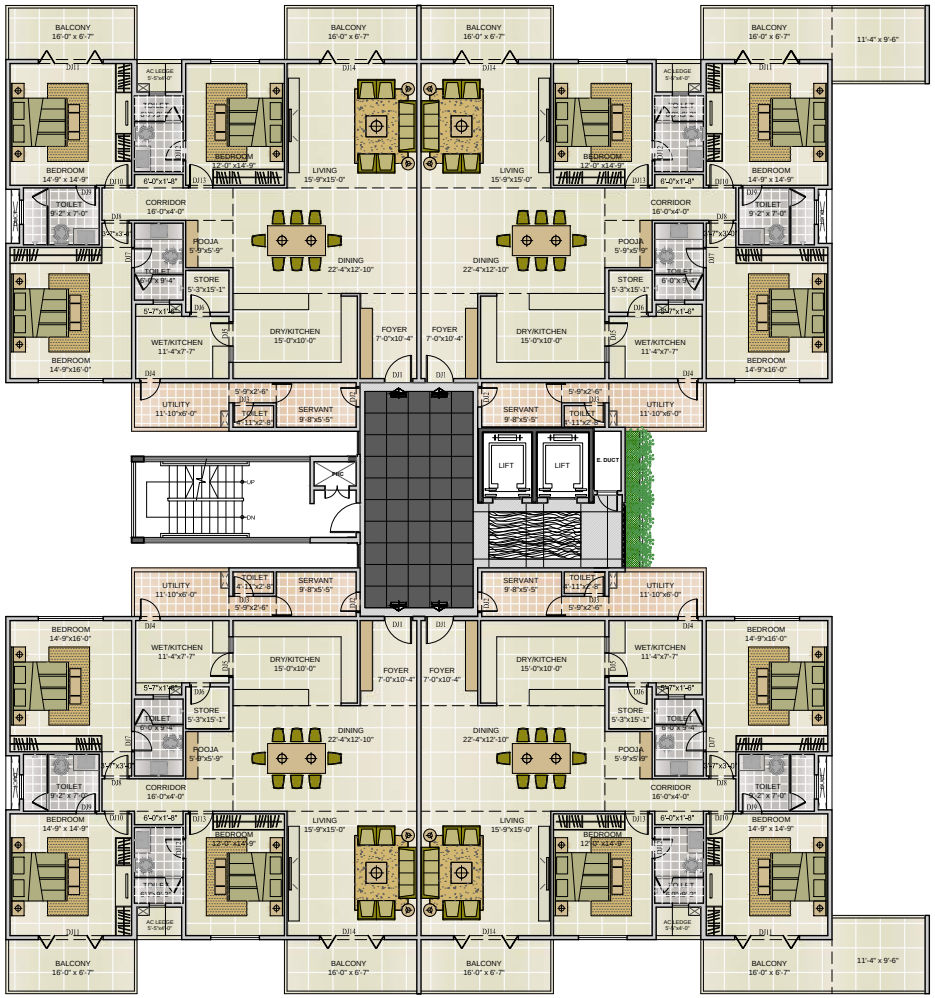


LEGEND FOR DOOR JAM

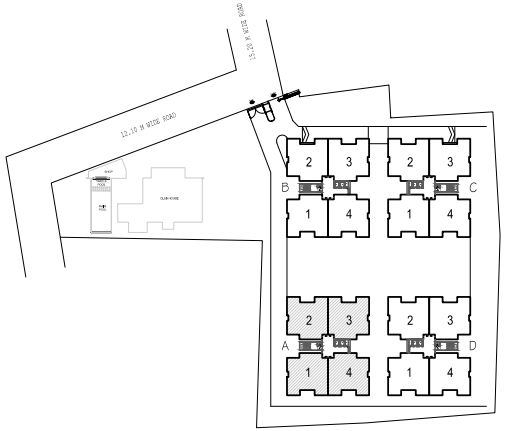
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DJ3	- 2'-6" x 4"
DJ4	- 2'-6" x 6"
DJ5	- 3'-0" x 6"
DJ6	- 2'-6" x 6"
DJ7	- 2'-6" x 4"
DJ8	- 3'-0" x 4"
DJ9	- 2'-6" x 4"
DJ10	- 3'-0" x 4"
DJ11	- 8'-0" x 6"
DJ12	- 2'-6" x 4"
DJ13	- 3'-0" x 4"
DJ14	- 8'-0" x 6"
DJ15	- 8'-0" x 6"

FLOOR PLANS:

NR Greenwood



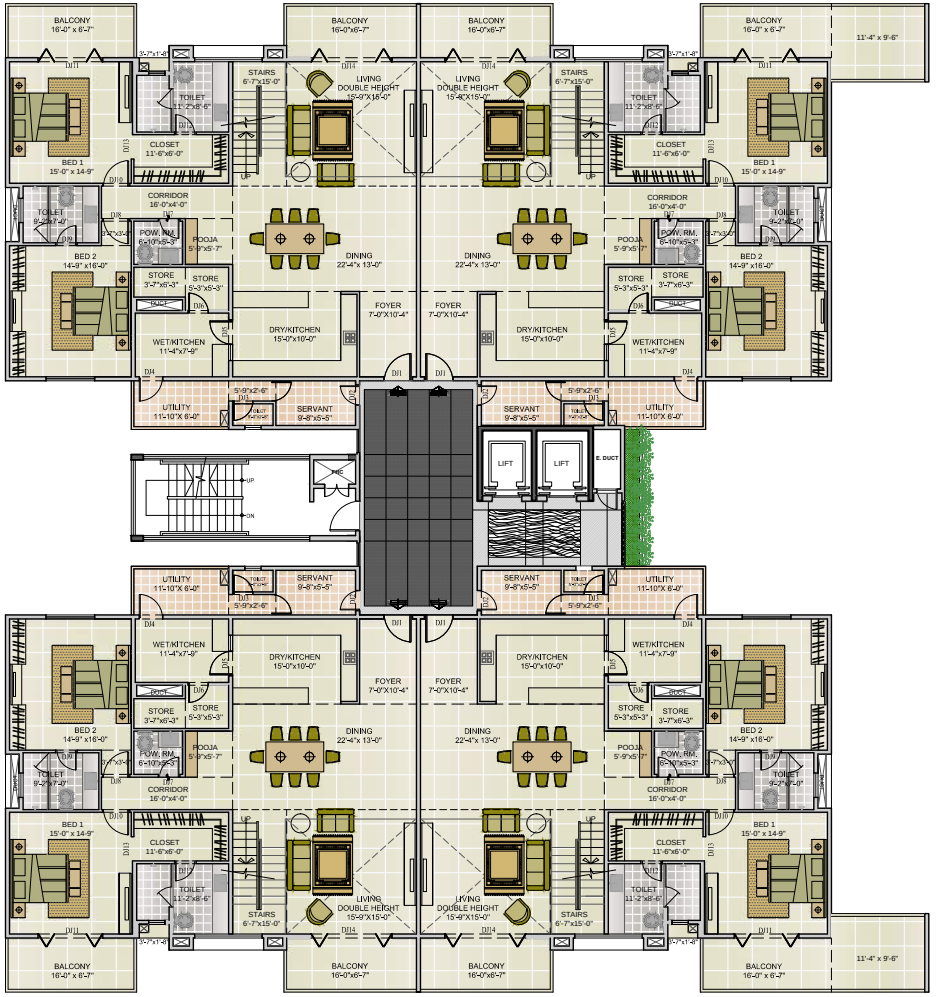
THIRD FLOOR PLAN



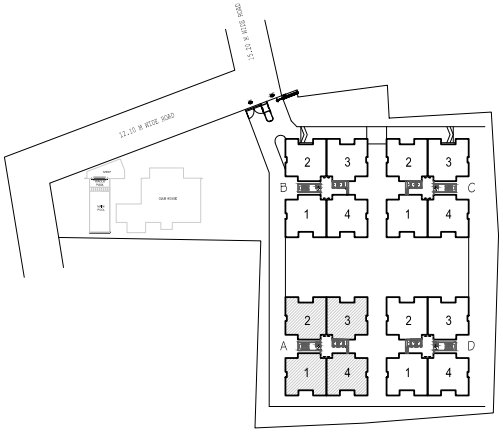
LEGEND FOR DOOR JAM

DJ1	- 3'-6" x 6"
DJ2	- 2'-6" x 6"
DJ3	- 2'-6" x 4"
DJ4	- 2'-6" x 6"
DJ5	- 3'-0" x 6"
DJ6	- 2'-6" x 6"
DJ7	- 2'-6" x 4"
DJ8	- 3'-0" x 4"
DJ9	- 2'-6" x 4"
DJ10	- 3'-0" x 4"
DJ11	- 8'-0" x 6"
DJ12	- 2'-6" x 4"
DJ13	- 3'-0" x 4"
DJ14	- 8'-0" x 6"
DJ15	- 8'-0" x 6"

FLOOR PLANS:



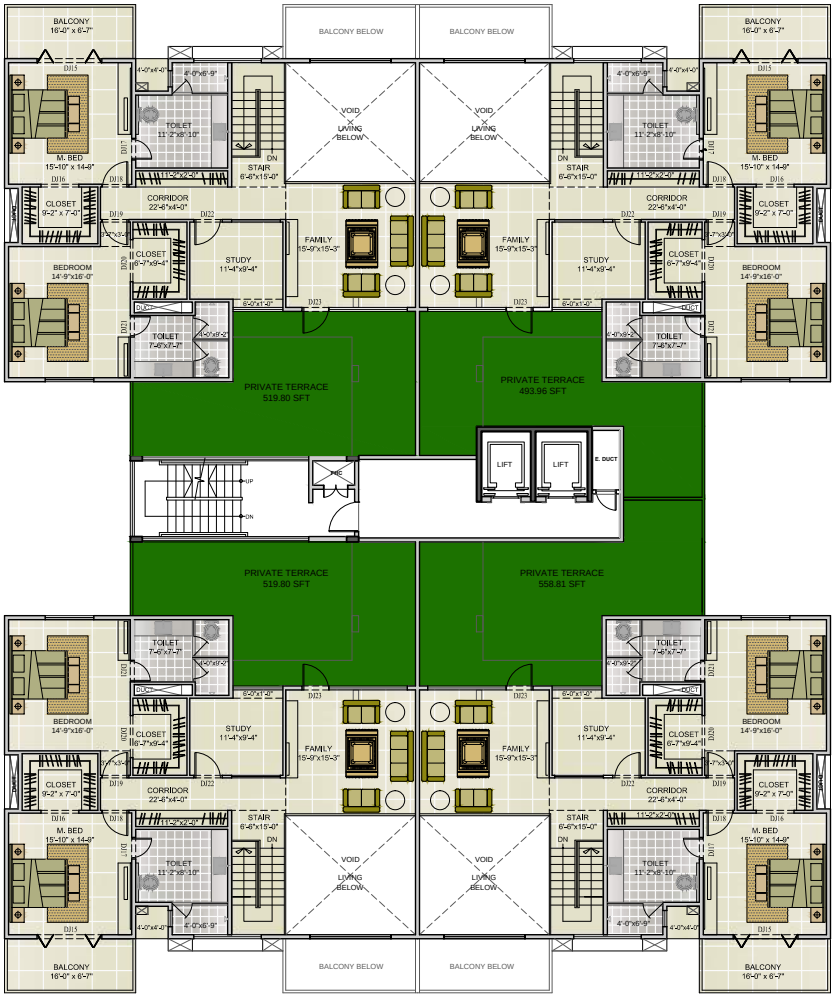
7TH (DUPLEX LOWER) FLOOR PLAN



LEGEND FOR DOOR JAM

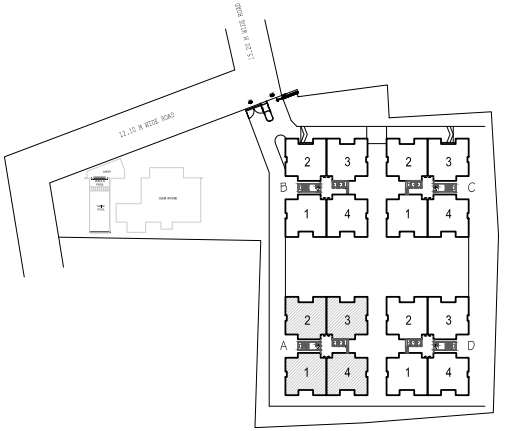
DJ1	- 3'-6" x 6"
DJ2	- 2'-6" x 6"
DJ3	- 2'-6" x 4"
DJ4	- 2'-9" x 6"
DJ5	- 3'-0" x 6"
DJ6	- 2'-6" x 4"
DJ7	- 2'-8" x 4"
DJ8	- 3'-3" x 4"
DJ9	- 2'-8" x 4"
DJ10	- 3'-0" x 4"
DJ11	- 8'-0" x 6"
DJ12	- 2'-8" x 4"
DJ13	- 3'-0" x 4"
DJ14	- 9'-9" x 6"
DJ15	- 8'-0" x 6"
DJ16	- 4'-7" x 4"
DJ17	- 2'-8" x 6"
DJ18	- 3'-3" x 4"
DJ19	- 3'-3" x 4"
DJ20	- 5'-0" x 4"
DJ21	- 2'-8" x 4"
DJ22	- 3'-3" x 4"
DJ23	- 3'-3" x 6"

FLOOR PLANS:



8TH (DUPLEX UPPER) FLOOR PLAN

NR Greenwood



LEGEND FOR DOOR JAM

DJ1	- 3'-6" x 6"
DJ2	- 2'-6" x 6"
DJ3	- 2'-6" x 4"
DJ4	- 2'-9" x 6"
DJ5	- 3'-0" x 6"
DJ6	- 2'-6" x 4"
DJ7	- 2'-8" x 4"
DJ8	- 3'-3" x 4"
DJ9	- 2'-8" x 4"
DJ10	- 3'-0" x 4"
DJ11	- 8'-0" x 6"
DJ12	- 2'-8" x 4"
DJ13	- 3'-0" x 4"
DJ14	- 9'-9" x 6"
DJ15	- 8'-0" x 6"
DJ16	- 4'-7" x 4"
DJ17	- 2'-8" x 6"
DJ18	- 3'-3" x 4"
DJ19	- 3'-3" x 4"
DJ20	- 5'-0" x 4"
DJ21	- 2'-8" x 4"
DJ22	- 3'-3" x 4"
DJ23	- 3'-3" x 6"

P	NR ORCHID GARDENIA						
	Price List						
	Area of sq.ft & Rate per sq ft						
	FLOOR DETAILS	**G.floor**	**1st Floor**	**2nd floor**	**3rd floor**	**4th floor**	**5th floor**	**6th floor**
	SBA in sft	2600	2680	2710	2840	2710	2710	2710
	RATE in ` per sft Rs:	6270	6270	6340	6400	6470	6535	6600
	BASIC SALES VALUE (I x ii) in Rs:	163,02,000	168,03,600	171,81,400	181,76,000	175,33,700	177,09,850	178,86,000
	COVERED CAR PARK in One No:	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000
	AMOUNT in Rs:	165,52,000	170,53,600	174,31,400	184,26,000	177,83,700	179,59,850	181,36,000
A	BASIC SALES VALUE in Rs:	**165,52,000**	**170,53,600**	**174,31,400**	**184,26,000**	**177,83,700**	**179,59,850**	**181,36,000**
	OTHER CHARGES- Payable on Handover Approx. Amt (B) Rs:							
	Club House Development Charges	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000
	BESCOM and BWSSB CHARGES * in Rs:	2,60,000	2,68,000	2,71,000	2,84,000	2,71,000	2,71,000	2,71,000
	LEGAL FEES	30,000	30,000	30,000	30,000	30,000	30,000	30,000
B	**TOTAL OTHER CHARGES (B) in Rs:**	**6,90,000**	**6,98,000**	**7,01,000**	**7,14,000**	**7,01,000**	**7,01,000**	**7,01,000**
C	**TOTAL SALE VALUE EXCLUDING REG & STAMP DUTY (C = A+B) in Rs:**	**172,42,000**	**177,51,600**	**181,32,400**	**191,40,000**	**184,84,700**	**186,60,850**	**188,37,000**
	PAYMENT SCHEDULE							
	BOOKING AMOUNT in Rs:	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000
	25% PAYABLE WITHIN 10 DAYS FROM BOOKING DATE (LESS BOOKING AMOUNT PAID) in Rs:	38,10,500	39,37,900	40,33,100	42,85,000	41,21,175	41,65,213	42,09,250
	BALANCE 70% within 30 days	**120,69,400**	**124,26,120**	**126,92,680**	**133,98,000**	**129,39,290**	**130,62,595**	**131,85,900**
	5% at the time Registration	8,62,100	8,87,580	9,06,620	9,57,000	9,24,235	9,33,043	9,41,850
	TOTAL COST OF THE PROPERTY in Rs:	**172,42,000**	**177,51,600**	**181,32,400**	**191,40,000**	**184,84,700**	**186,60,850**	**188,37,000**
	Terms and Conditions :-							
1	PLC of Rs 200/-sqft applicable on all North Facing Apartments							
2	**Registration and Stamp duty charges are estimated based on current rates and are subject to change							
	as per prevailing laws at the time of execution of sale deed.							
3	Additional Car park for Rs.500000/- available on first come first serve basis							
4	Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the customers							
5	Cheques/DD are to be drawn in favour of " NR Greenwood Construction Pvt Ltd. A/C no.64025241523 "							
6	ANNUAL MAINTENANCE DEPOSIT in Rs: (Rs 2.50 per sft) effect from July 1st 2015							