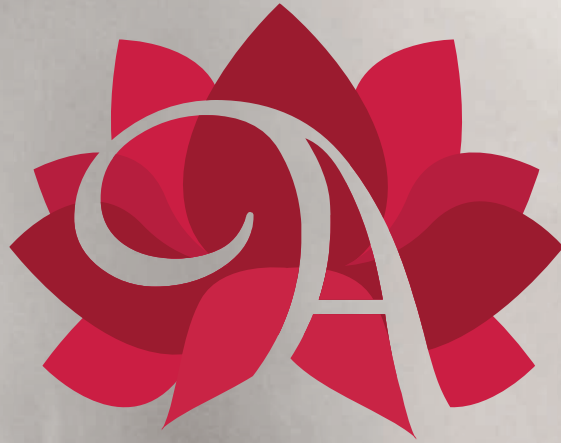




SHILPKAR ANMOL

Unveiling the luxury in Bhiwadi

Bhiwadi, Sector - 33

UNVEILING
THE LUXURY
IN BHIWADI

SHILPKAR GROUP

Shilpkar Superstructure Pvt Limited is a Real Estate Group that is all set to revolutionise urbanisation with responsible professionalism. The Group is led by some of the most well known luminaries of Real Estate industry who have come together with a common vision to strengthen the value metric of the industry. Shilpkar permeates excellence in a wide spectrum of services; led by the single aim of delivery beyond expectations.

The Group is all ears to the client's requirements ranging from delivering quality projects within committed time frame to superior infrastructure & outstanding architecture. With an eye for detail, excellence, innovation and ethics, Shilpkar follows an impeccable approach of planning, design and construction.

Shilpkar, driven by Mr. Saurabh Yadav as the Chairman, under the command of the Managing Director Mr. Ajay Jindal takes excellence as the driving force to expand their strong arms across the country, aiming to achieve growth with the rise in interests of shareholders, trade partners and the end consumers.

All the undertakings of the Group are based on the strong fundamental pillar of widespread research that delves into an in-depth understanding of consumer needs and preferences creating a benchmark for the industry standards. Committed towards delivery of differentiated products, the team aims to carve a niche in the fragmented market. Every dream of creating home and a society is matched with practical and user friendly solutions.

While future plans includes ventures in premium residential projects, creating lively hubs and over all infrastructure development, the group has launched first premium township in Bhiwadi which offers modern day cosmos living with world class sports amenities.

SHILPKAR ANMOL

Welcome to your world of understated luxury at Shilpkar Anmol”

Perfecting a whole new standard of the contemporary living experience, where the sophistication of modern meets comforts of home. Welcome to your world of understated luxury at Shilpkar Anmol.

Why Shilpkar Anmol?

- *First premium township in Bhiwadi with array of features on offer with 1 / 2 BHK apartments.*
- *Modern day living with internationally styled cosmos.*
- *Concept and landscape designed by world renowned architect, ARCOP*
- *Designed by world renowned architect*

LOCATION DELIGHT

Shilpkar Anmol is strategically located at Bhiwadi's sector 33, which is in the close proximity (100 metres) of the only metro station proposed for Bhiwadi on the Gurgaon-Alwar route, making Shilpkar Anmol the most eminently accessible and convenient residential project in the city.

ABOUT ARCOP

Arcop Associates Private Limited, founded in 1985 as a Private Limited Company for the growing activities of The Arcop Group in Montreal, Canada, is an award winning international firm of Architects and Designers. The company is globally renowned for its architectural spectrum covering urban planning, housing and condominiums, commercial and office spaces and hotels/resorts.

Some of the international key projects of the company:

- *Kabul Serena Hotel, Kabul, Afghanistan*
- *Dushanbe Serena Hotel, Dushanbe, Tajikistan*

Some of the Indian key projects of the company:

Gurgaon

- *Garden Estate, Gurgaon*
- *Laburnum, Gurgaon*
- *Gurgaon One, Gurgaon*
- *Palm Springs, Gurgaon*
- *Medicity, Gurgaon*
- *Hongkong Bazaar, Gurgaon*
- *Hughes Software System, Gurgaon*
- *World Trade Center, Gurgaon*

New Delhi

- *Step By Step, New Delhi*
- *City Park, New Delhi*
- *Ravi Shankar Inst. For Musical & Performing Arts, New Delhi*
- *Birla Office Building, Barakhmba Road*

Noida / Greater Noida

- *Jaypee Greens, Greater Noida*
- *Jaypee Greens, Noida*
- *JIIT, Noida*
- *Jubliant Organosys, Greater Noida, Up, India*

Rest Of India

- *The Views, Mohali*
- *Ahmedabad City Center, Ahmedabad*
- *Alpha Mall & Hotel, Amritsar*
- *IIT, Hyderabad*
- *IIT, Indore*

AMENITIES

APARTMENT SPECIFICATIONS

- *Multi-tier security up to door level with video door phone*
- *24 x 7 power back*
- *Wi fi- internet, IP-TV & telephone connection point, intercom*
- *Piped gas provision*
- *Wide french aluminum powder coated windows with branded glass fixings*
- *Designer ceiling fans and fancy lights in all rooms and living rooms*
- *Wooden flooring in master bedrooms*
- *Designer flooring in living room & passage*
- *Utility area*

PROJECT SPECIFICATIONS

- *5 Star club facilities with full size pool, Jacuzzi and sauna steam room*
- *Golf putting course*
- *Hi - Tech gadget fitted gymnasium*
- *Podium Garden and water bodies*
- *Common laundry room with washer / drier*
- *Tennis / Badminton / Basket ball court*
- *Billiards / Snooker / Table tennis - sports facility*
- *CCTV surveillance at lobby, Children's play area, parking and other areas of the project*
- *Rest rooms for drivers / security*
- *Business center with internet, fax and printing*
- *Power back up for common areas & lifts*
- *Emergency fire exit*

BIRD VIEW



Disclaimer : Images are merely indicative and are subject to variation and modification by the developer or the competent authorities, statutory or otherwise

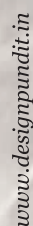
EXTERIOR VIEW



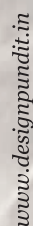
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PRICE LIST & PAYMENT PLAN

BSP ₹ 3100/-



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TYPE	ACCOMMODATION	SIZE	BOOKING AMOUNT	INAUGURAL DISCOUNT
A	1 BHK	600 sq. ft Approx	₹ 1,50,000/-	₹ 300/- sq.ft
B	2 BHK	1050 sq. ft Approx	₹ 2,50,000/-	₹ 300/- sq.ft

ADDITIONAL CHARGES	
EDC + IDC	₹ 100/- per sq. ft
IFMS	On Possession
Power Backup	₹ 15,000/- KVA
Club Membership	₹ 50,000/- 1BHK / ₹ 1 Lac - 2BHK
Car Parking (Open)	₹ 1,50,000/- (optional for 1 BHK)
Car Parking (Covered)	₹ 2,50,000/- (optional for 1 BHK)

PLC CHARGES	
Ground Floor - 2 nd Floor	₹ 200/- sq. ft
3 rd Floor - 6 th Floor	₹ 100/- sq. ft
7 th Floor - 14 th Floor	Nil
Park / Pool Facing	₹ 50/- Sq. ft
Corner	₹ 50/- sq. ft
Double PLC	₹ 75/- sq. ft

CONSTRUCTION LINKED PLAN	
At the time of Booking	10%
On or before 45 days from Booking	10% of BSP
On commencement of Excavation	10% of BSP
On commencement of Foundation	5% of BSP + 50% of EDC & IDC
On commencement of 1 st floor Roof Slab	5% of BSP + 50% of EDC & IDC
On commencement of 3 rd floor Roof Slab	7% of BSP + 50% of PLC if applicable
On commencement of 5 th floor Roof Slab	7% of BSP + 50% of Car Parking
On commencement of 7 th floor Roof Slab	7% of BSP + 50% of Car Parking
On commencement of 9 th floor Roof Slab	7% of BSP + 50% of PLC if applicable
On commencement of 11 th floor Roof Slab	7% of BSP
On commencement of top Roof Slab	7% of BSP + Club charges
On start of Brick Work	6% of BSP
On start of Internal Plaster	6% of BSP
On Possession	6% of BSP + all other charges
Total	100%

DOWN PAYMENT PLAN (₹ 2400/- SQ.FT)	
At the time of Booking	10% of BSP
On or before 45 days booking	85% of BSP + 100% of additional charges
At the time of Intimation for Possession	5% of BSP + all other charges
Total	100%

NOTES:-

Area may change for better utilization of space or for other architectural related requirements.

- Any revision in EDC by authority, same shall be charged extra on pro-rata basis.
- Car Parking mandatory for 2 BHK
- Super area is tentative and the actual area calculation will be done at the time of possession.
- Electric connection charges would be separate as per government charges.
- Prices are subject to revision at the sole discretion of the promoters without any notice.
- Service Tax and other Taxes as applicable.
- Cheque in favour of "SHILPKAR SUPERSTRUCTURE PVT. LTD."



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LAYOUT PLAN



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FLOOR PLAN



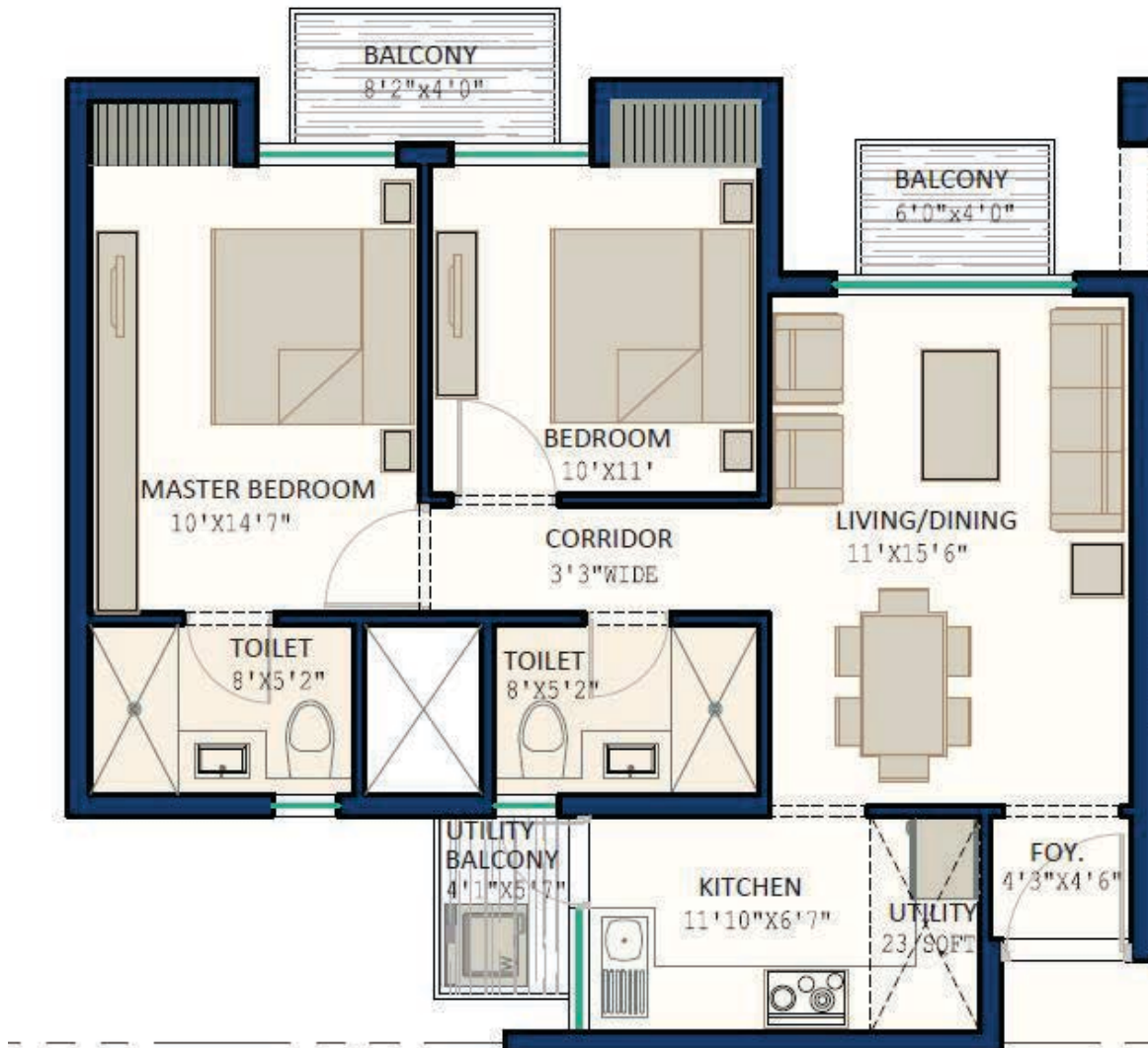
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1BHK
600 SQ. FT

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FLOOR PLAN



2BHK
1050 SQ.FT