

Pre-launch

VALENCIA COURTYARD

2 BHK Concept Homes

Rich & Famous Lifestyle
within your Reach



VALENCIA COURTYARD

2 BHK Concept Homes



Enjoy Well Connected Lifestyle

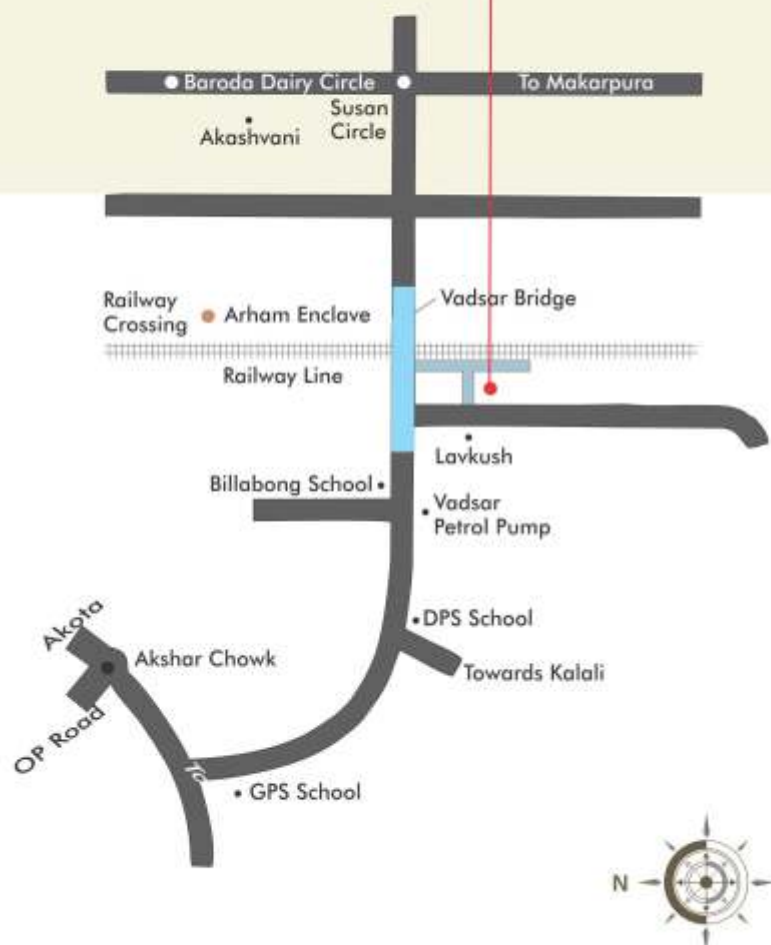
Advantage – Location

- Just 200 meters from Makarpura Vadsar Ring Road
- Close proximity to Race Course & Raj Mahal Road
- Close proximity to Billabong International School and Delhi Public School

Connectivity Chart

Location/ Landmark	Kms*
Railway Station	7.6
Airport	11.7
Akshar Chowk /OP Road	3.5
Billabong International School	0.5
Delhi Public School	1.6
More Mega Mall	4.2
R. C Dutt Road	6.7
Race Course Circle	6.5
Raj Mahal Road	6.2
Swaminarayan Temple	3.3
National Highway	5.9

*Distance as checked in Google Map



Enjoy Resort Lifestyle

Advantage – Amenities



Clubhouse with
Discotheque



Well equipped
Ac Gymnasium



Children's Play area



Island Cafeteria



Swimming Pool
with Jacuzzi



Wi-fi hot spot



Gazebo

- Centralized music system & decorative lighting
- Beautiful garden with multiple amenities
- Badminton court
- Table Tennis, Carom & Card Room
- Temple
- Senior citizen park
- Jogging track
- Enclosed secured campus with 24 x 7 CCTV & security as well
- Aroma Garden
- Water bodies
- Grand Exterior Elevation

- Acupressure Walkway
- Reading Room
- Children's Play Area with Sand Pit
- Corporation water along with 2 bore wells water backup
- Grand entrance with Single Entry/Exit for better security
- Ample parking space
- Well Landscaped Campus
- Well appointed Entrance lobby
- Power backup for common amenities and individual apartment (upto 100 Va)*
- Lift of approved quality
- Water recharging system

- Underground cabling for a wire-free look
- Anti-termite treatment
- Elegant Name plate & Notice board for each tower
- Letter Box for each apartment
- Vastu Compliant
- Extra brick-Coba concrete in addition to the usual thickness of slab, totaling 7" thickness at terrace level followed by china mosaic flooring for better thermal insulation & water proofing.

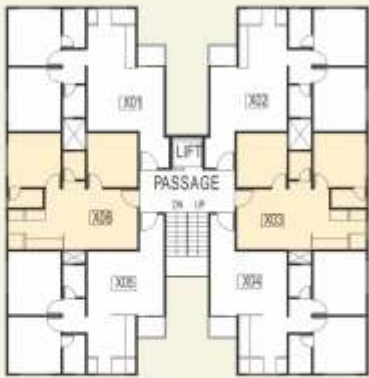
*subject to approval

SBA
Unit type 1065 sqft.



SBA

Unit type 849 sqft.



SBA

Unit type 1056 sqft.



SBA

5th Floor Plan for A2 & A2 - TOWER

For Flat No.: - 501 & 502 - 1098.00 sqft.

For Flat No.: - 503 & 504 - 1124.00 sqft.



Ground Floor Layout Plan



Amenities



Jogging Track



**Children Play Area
with Sandpit**



Aroma Garden

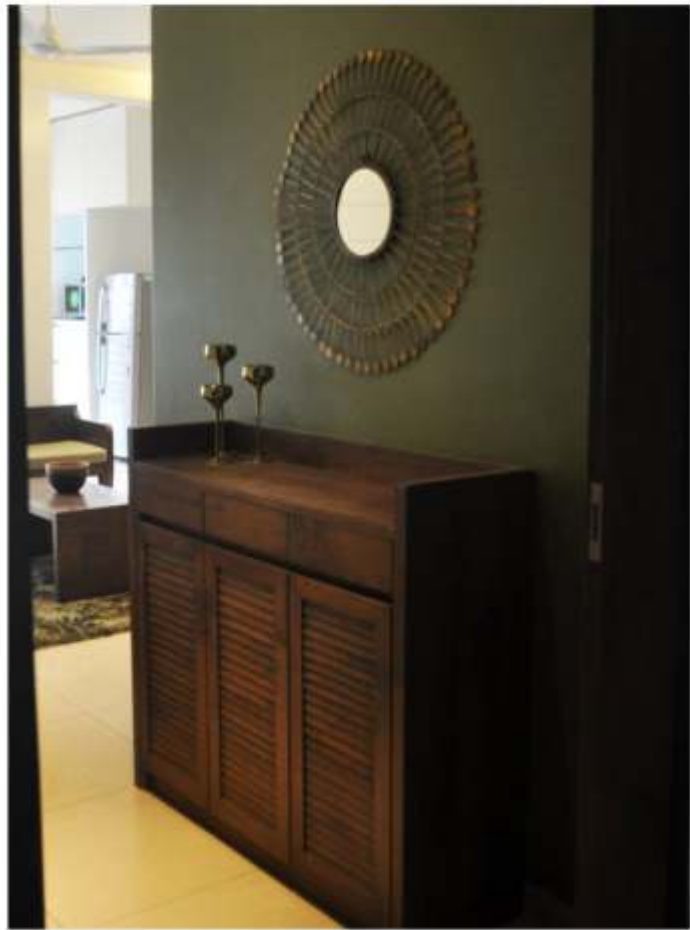


Reading Room

Actual Site Photo Gallery

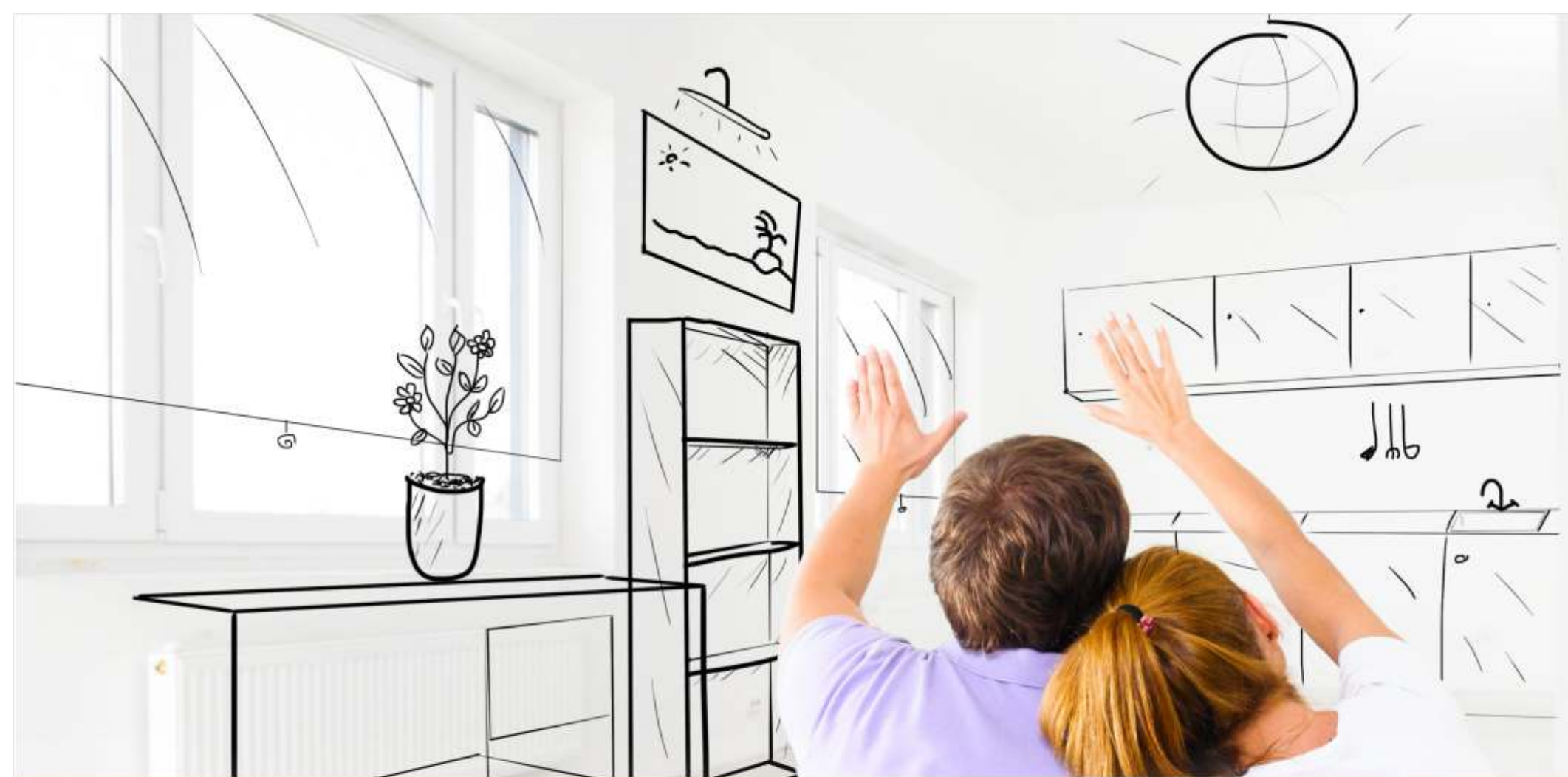


Actual Site Photo Gallery



Actual Site Photo Gallery





Enjoy WORRY-FREE Lifestyle

Advantage – Specifications

- **Structure:** Well designed earth quake resistant RCC frame structure as per structural consultant's design.
- **Flooring:** Vitrified Tiles in all rooms.
- **Windows & Railings:** Color Anodized/powder coated Aluminum Windows with reflective glass and natural stone sills, 3.5 Feet Balcony for child Safety.
- **Doors:** Elegant Entrance Door with attractive Fittings. All other doors with wooden / stone frame and flush door.
- **Plumbing:** Hydro-tested Concealed Plumbing with quality fittings.
- **Kitchen:** Granite kitchen with SS Sink and Wall Tiles up to 2 feet height.
- **Toilets:** Toilets with Branded Bathroom Fittings, Sanitary Ware & Glazed Tiles up to lintel level.
- **Water Supply:** One Lac litre common Underground tank along with overhead Tanks on each apartment for 24 Hours Water Supply.
- **Electrification:** Concealed SP copper wiring with good quality modular switches, Phone jacks, and antenna sockets in living room. Provision for A.C. in master bedroom.
- **Paint:** Interior Walls finished with good quality putty. Exterior wall with fibre reinforced double coat plaster followed by good quality exterior paint with water repellent Silicon/Special chemical coating.



Terms & Conditions

Some of the important conditions of sale to be referred before booking the premises with us:

1. Payment Terms:

- Minimum token amount of ₹51,000/- against booking. 25%
- Within one month from the date of booking. 25%
- Against Completion of Plinth level RCC Civil Work. 10%
- Against Completion of Ground floor RCC Civil Work. 10%
- Against Completion of 1st floor RCC Civil Work. 5%
- Against Completion of 2nd floor RCC Civil Work. 5%
- Against Completion of 3rd floor RCC Civil Work. 5%
- Against Completion of 4th floor RCC Civil Work. 5%
- Against completion of external plaster work, paint & façade work. 5%
- Against Completion of Flooring.
- One month before possession or completion whichever is earlier
- Based on the actual work progress at site, the total payable amount as first installment which is payable within one month, will be worked out and informed.
- The agreed price will remain valid only if all payments are made as per the schedule, except for some genuine difficulties encountered, which are brought to our notice, discussed and mutually agreed.

2. Cancellation and Transfer Charges:

- Cancellation can be done within a period of one month from the date of booking without assigning any reasons. However booking cancellation administration charges shall be payable at ₹50,000/- , against the cancellation letter from client. All other amount paid, shall be refunded only after the booking of same premises by another client and receipt of all funds from another client and after deducting all non standard work charges.
- Transfer charges of apartment shall be at ₹50,000/- and Change of name Charges shall be of ₹25000/- lump sum per unit.

3. Optional Work: Extra work shall not be executed.

4. Other Charges:

- Owners Consolidated Maintenance deposit: ₹50,000/- lump sum
- Advance Monthly Maintenance @ ₹200 per month per apartment for first three year from the date of possession or completion of apartment whichever is earlier
- Development Charges: ₹25,000/- lump sum
- Club Charges: ₹25,000/- lump sum
- Stamp duty and registration charges shall be extra at actual. Presently @ 5.9 %.
- Service tax will be payable at 3.09% or as applicable.
- All govt. taxes & duties shall be extra, as applicable & prevailing from time to time.
- All the above mentioned charges will be payable in multiples of the number of units (Apartments) booked by a Client.

Other Terms:

- Possession will be given after one month of settlement of all account.
- Offer price is based on specified agreed payments terms only
- All payments to be made in favour of Othello Developers by crossed account payee Cheque only.
- Continuous default of payments shall lead to cancellation & forfeiture of all payments made.
- Architect / Developers shall have the right to change the scheme or any details herein and any change or revision will be binding to all.
- Any design, specification or information in this document can not form part of an offer, contract or agreement.
- Final terms & Condition of sales are yet to be finalized and all standard amendment as and when in future shall be binding to clients.
- In a rare case of any external force majeure conditions or any delay in receiving government or semi government approval of whatsoever nature or unexpected non standard occurrence of event of any nature like genuine labour / material shortage, clients may have to accept delay and we have right to refund the amounts paid with or without interest (12% per annum) & cancel the booking as deemed appropriate and the decision taken by us in this regards shall be binding to all
- Amenities are subject to change.
- Building elevation, if shown is preliminary and subject to change as deemed appropriate by Othello Developers and/or Architect.

Our Ongoing / Past Projects



NAUTILUS

Near Sabari School,
Vasna Road

For the journey called life



nautilus GREEN CERTIFIED PROJECT

Behind Sabari School,
Vasna Road

Eco-friendly Living Space



arham
APARTMENT

Near Haveli,
Productivity Road

Your Space. Your Home!



AADpoint

Nr. Baroda High School,
Alkapuri

Expanding Avenues!



AURUM

Iskon - Vasna Road

THE CORPORATE ESCALATOR



VISTA AADI

6, Urmi Society,
Productivity Road

... the privileged life!



NUGGET

4, Rajnagar, Akota

PREMIUM RETAIL SPACES



AADI

Near PF Office, Akota

The right *ambience* for your business!



arham
ENCLAVE

Near Darbar Chowkdi,
Manjalpur

life in the comfort zone

Pre-Launch Stage



Santorini Hues
peace is a rule

OPEN PLOT

VALENCIA
COURTYARD
2 BHK Concept Homes

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A project by

OTHELLO

Think innovation. Think world class

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