

Strike
the right chord
with *Life*



Ansal Buildwell presents a luxurious choice of metropolitan lifestyle at Sushant Lok - II & III, the Greenest Township South of Delhi.

These well designed living spaces offer you optimum floor space with integrated design advantages. The prospective buyers have a choice of 3 / 4 bedroom apartments at Ground, First and Second Floor. Rich construction specifications ensure true value for the investment and also enhance the quality of living. The availability of all the daily needs things in the neighbourhood and convenient access to world class shopping destinations present a progressive perspective of lifestyle. Come and savour the delight of beautiful living at these lifescapes.



Location Map



ANSAL BUILDWELL LTD.

(AN ISO 9001:2000 CERTIFIED COMPANY)

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**ansal
BUILDWELL**

New Series of... *Florence Residency*

SUSHANT LOK - II & III



Concepted & designed by : Prime Time Publications (P) Ltd. / 011-25784250

BUILDING GLOBALLY FOR PEOPLE'S WELFARE

Floor Plans (3-BR)



Ground Floor Plan

Built-up Area : 1303 sq.ft.
(121 sq.mtrs.) approx.

Accommodation: Living / Dining Room, Kitchen, 3-Bedrooms with attached toilets, Car Parking in front courtyard, Front and Rear sit outs, Front & Rear Lawns



First Floor Plan

Built-up Area : 1353 sq.ft.
(126 sq.mtrs.) approx.

Accommodation: Living / Dining Room, Kitchen, 3-Bedrooms with attached toilets, Car Parking at Ground floor level, Front and Rear Balconies



Second Floor Plan

Built-up Area : 1353 sq.ft.
(126 sq.mtrs.) approx.

Accommodation: Living / Dining Room, Kitchen, 3-Bedrooms with attached toilets, Car Parking at Ground floor level, Front and Rear Balconies

Floor Plans (4-BR)



Ground Floor Plan

Built-up Area : 1690 sq.ft.
(157 sq.mtrs.) approx.

Accommodation: Living / Dining Room, Kitchen, 4-Bedrooms with attached toilets, Car Parking in front courtyard, Front and Rear sit outs, Front & Rear Lawns



First Floor Plan

Built-up Area : 1746 sq.ft.
(162 sq.mtrs.) approx.

Accommodation: Living / Dining Room, Kitchen, 4-Bedrooms with attached toilets, Car Parking at Ground floor level, Front and Rear Balconies



Second Floor Plan

Built-up Area : 1746 sq.ft.
(162 sq.mtrs.) approx.

Accommodation: Living / Dining Room, Kitchen, 4-Bedrooms with attached toilets, Car Parking at Ground floor level, Front and Rear Balconies

Specifications:

With materials of the finest quality....

| | |
|----------------------|---|
| Type of Construction | : Combination of frame and load bearing brick structure adhering to the latest earthquake resistance codes |
| External Finish | : Texture finish |
| Flooring | : Glazed Vitrified tiles ● Living, Dining, Lobby & Family Lounge ● Bedrooms ● Staircases ● Front & Rear Balconies |
| Internal Finish | : Oil bound distemper on walls and ceiling with POP cornice |
| Kitchen | : Ceramic tiles flooring with granite worktop, 2' high ceramic tiles on walls above work top upto 4'6" high on remaining walls, single lever CP fittings, single bowl stainless steel sink with drain board |
| Toilets | : Ceramic tiles, English type WC in pastel shade with low level cistern, wash basin, single lever CP fittings, towel rail / ring, looking mirror |
| Woodwork | : Door frames of hardwood / equivalent, flushed door / equivalent, all door frames and shutters will be polished / painted |
| Cupboards | : Only niches for wardrobes shall be provided |
| Electrical Work | : Electrical installation in concealed conduits with copper wiring, modular type switches |
| General | : Rain water harvesting, provision for one TV and one telephone point in each bedroom, living room and dining room |

Payment Plans:

| | |
|---|-----|
| I) DOWN PAYMENT PLAN* | |
| ■ At the time of booking | 10% |
| ■ Within 45 days of booking | 85% |
| ■ At the time of possession | 5% |
| II) INSTALMENT PLAN | |
| ■ At the time of booking | 10% |
| ■ 1 month from the booking | 10% |
| ■ 2 months from the booking | 10% |
| ■ On completion of DPC | 10% |
| ■ On commencement of ground floor roof slab | 10% |
| ■ On commencement of first floor roof slab | 10% |
| ■ On commencement of second floor roof slab | 10% |
| ■ On commencement of GI/CI piping & electric conduiting | 10% |
| ■ On commencement of fixing of doors / window frames & plastering | 10% |
| ■ On commencement of flooring | 5% |
| ■ At the time of possession | 5% |

Note:

- The rebate, if any, shall be adjusted in the price. However cost of additional built-up area shall be charged extra as applicable.
- Instalment Call Notice by the Builder to the effect that instalment has become due as stated above shall be final and binding. It is made clear that timely payment of instalments is the essence of the contract.
- In exceptional circumstances, the Builder may in his sole discretion condone the delay in payment by charging interest @ 24% p.a. In the event of the Builder waiving the right of forfeiture and accepted interest on that account from the buyer, no right whatsoever would accrue to any other defaulting buyers.
- The prices mentioned above are inclusive of the external development charges. In case there is any increase in external development charges or any other charges as demanded by the authorities in connection with the aforesaid scheme, the same shall be payable additionally on pro-rata by the buyer to the Builder on demand.
- Stamp duty, registration charges, legal and documentation charges etc. are in addition to the aforesaid prices.
- The other terms and conditions would be as per the standard allotment letter of the Company.
- Prices are subject to revision without prior notice.
- *Conditions apply.

Note : This folder is purely conceptual and not a legal offering. Further, the Promoter / Architects reserve the right to add / delete any details / specifications / elevations mentioned if so warranted by the circumstances.