

Omaxe - Silver Birch

--Chandigarh--



About Project:

Omaxe Chandigarh Extension / Omaxe **Mullanpur near PGI** will be an Integrated and Self Sustained township on over **300 acres** at Mullanpur Near Chandigarh. Development work started on site.

Amenities:

- Ground Floor has lawn
- Independent parking for all floors.
- Modular Kitchen for all Floors.
- Woodwork of wardrobes in Master Bedroom.
- Terrace right 2nd floor.
- Power Back up for all the developments.

Specifications:

LIVING/DINING ROOM/FAMILY ROOM:

- **Flooring:**
 - Vitrified Tiles
- **Walls:**
 - Plastic Emulsion
- **Ceiling:**
 - OBD

BED ROOMS:

- **Wardrobe:**
 - Wardrobe in one Bed Room only.

- **Flooring:**
 - Vitrified Tiles
- **Wall:**
 - Finishes Plastic Emulsion
- **Ceiling:**
 - OBD

TOILETS:

- **Flooring:**
 - Anti Skid Tiles/Ceramic Tiles.
 - Dado Tiles upto 7ft
- **Wall Finishes:**
 - Plastic Emulsion
- **Ceiling:**
 - OBD
- **Fittings:**
 - European WC, Wash Basin, Mirror, Shower

KITCHEN:

- Modular Kitchen Cabinet
- **Flooring:**
 - Anti Skid tiles/Ceramic Tiles
 - Dado Tiles upto 2ft above counter
- **Wall Finishes:**
 - Plastic Emulsion
- **Ceiling:**
 - OBD
- **Counter:**
 - Granite

POWER BACK UP:

- **For 1150 Sq. Ft. Independent Floor:**
 - Min. 4 KVA Per Independent Floor (will be charged extra)
- **For 1500 Sq. Ft. Independent Floor:**
 - Min. 5 KVA Per Independent Floor (will be charged extra)

A TOWNSHIP THAT HAS A WORLD IN ITS EMBRACE.



Sprawling over 300 acres, Chandigarh Extn. is painted on the fresh canvas of Punjab's first ever eco-town, Mullanpur. This futuristic township offers you an array of beautiful lifestyle options in residential and commercial and that too just 6 Kms away from the prime regions of Chandigarh. With all the bells and whistles of metro living, Chandigarh Extn. gives you a dream lifestyle with all the goodness of Chandigarh and a lot more in its very own neighbourhood. An ideal life in an ideal environment, Chandigarh Extn. proves to be one of the most desired addresses for anyone looking for a place in the environs of Chandigarh. Sprawling over 300 acres, Chandigarh Extn. is painted on the fresh canvas of Punjab's first ever eco-town, Mullanpur. This futuristic township offers you an array of beautiful lifestyle options in residential and commercial and that too just 6 Kms away from the prime regions of Chandigarh. With all the bells and whistles of metro living, Chandigarh Extn. gives you a dream lifestyle with all the goodness of Chandigarh and a lot more in its very own neighbourhood. An ideal life in an ideal environment, Chandigarh Extn. proves to be one of the most desired addresses for anyone looking for a place in the environs of Chandigarh.

A HOME EVEN BIGGER THAN YOUR DREAMS.

Dreams are never restricted to dimensions because they always have the scope to turn out even bigger than what you have imagined. That's why Omaxe Chandigarh Extn. presents Silver Birch. A lifestyle even bigger than your dreams, Silver Birch doesn't just realize your dream home but your dream environment. A magnanimous place that offers you a glorious lifestyle studded with all the ornaments of modern living amidst the sprawling township of Chandigarh Extn. Silver Birch offers you splendid and spacious residential options in the form of 2/3 B/R independent floors packed in a perfectly planned concept of G+2 homes. Moreover, with its beautiful lush surroundings extended beyond sight, Silver Birch ornaments your lifestyle a peaceful environment as well as plenty to amuse to make you live life to its fullest.



Specifications - Independent Floor (G+2)

LIVING/DINING ROOM/FAMILY ROOM	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion
	Ceiling	OBD
BED ROOMS	Wardrobe	Wardrobe in one Bed Room only
	Flooring	Vitrified Tiles
	Wall Finishes	Plastic Emulsion
TOILETS	Ceiling	OBD
	Flooring	Anti Skid Tiles/Ceramic Tiles
		Dado Tiles upto 7ft
	Wall Finishes	Plastic Emulsion
KITCHEN	Ceiling	OBD
	Fittings	European WC, Wash Basin, Mirror, Shower
		Modular Kitchen Cabinet
	Flooring	Anti Skid tiles/Ceramic Tiles
		Dado Tiles upto 2ft above counter
	Wall Finishes	Plastic Emulsion
	Ceiling	OBD
STAIRCASE	Counter	Granite
	Risers & treads	Green Marble
	Wall Finishes	Plastic Emulsion
	Ceiling	OBD
	Handrail	MS Railing
BALCONY	Flooring	Anti Skid tiles/Ceramic Tiles
	Wall Finishes	Water proofing external paint
	Ceiling	Water proofing external paint
	Handrail	MS Railing
DOOR & WINDOWS	Doors Flush Door	Painted/Polished
	Windows/Ventilators	Wooden/Aluminium
ELECTRICAL FITTINGS		Modular Switches, Sockets, Copper Wiring
POWER BACK UP	For 1150 Sq. Ft. Independent Floor	Min. 4 KVA Per Independent Floor (will be charged extra)
	For 1500 Sq. Ft. Independent Floor	Min. 5 KVA Per Independent Floor (will be charged extra)

AT CHANDIGARH EXTN.

PROPOSED 200 SQYD (TYPE-A) INDEPENDENT FLOOR AT OMAXE CHANDIGARH EXTN.



**GROUND FLOOR PLAN
(SUPER AREA - 1150 SQFT)**



**1ST & 2 ND FLOOR PLAN
(SUPER AREA - 1150 Sq.ft.)**

Note : Lawn area will be provided to the owner of GF
60% terrace rights will be provided to the owner of SF

PROPOSED 300 SQYD (TYPE -A) INDEPENDENT FLOOR AT OMAXE CHANDIGARH EXTN.



GROUND FLOOR PLAN
(SUPER AREA - 1500 Sq.ft.)



1 ST & 2 ND FLOOR PLAN
(SUPER AREA - 1500 Sq.ft.)

Note : Lawn area will be provided to the owner of GF
60% terrace rights will be provided to the owner of SF

PRICE LIST & PAYMENT PLAN- INDEPENDENT FLOORS

OMAXE CHANDIGARH EXTN.

Sno	Plot Area	Total saleable Area	Accommodation	Floor	Basic Sale Price(Including EDC) [In Rs.]	
	Sq. Yd.	Sq. Ft.			Down Payment (10% Rebate)	Installment
1	388.5	1925	3BHK + Servant Drawing/Dining Room, Kitchen, 3Toilets & Balcony .	GF with Rear Lawn	47,70,000	53,00,000
				FF	39,60,000	44,00,000
				SF with 60% Terrace Rights	40,50,000	45,00,000
2	388	1918	4BHK + Servant Drawing/Dining Room, Kitchen, 3Toilets & Balcony .	GF with Rear Lawn	47,70,000	53,00,000
				FF	39,60,000	44,00,000
				SF with 60% Terrace Rights	40,50,000	45,00,000

ADDITIONAL CHARGES

1. CLUB MEMBERSHIP FEES - Rs. 40000/-
2. IFMS - Rs. 20000/-
- 3 Power Backup Installation Charges
Rs. 17000/- Per KVA (Min 5 KVA in 1925 Sq. Ft. Ind. Floor)

PLC CHARGES

- CORNER or PARK FACING or WIDER ROAD - 5% of BSP (BEFORE ANY REBATE)
 ANY TWO OF THE ABOVE - 8% of BSP (BEFORE ANY REBATE)
 ALL THE THREE ABOVE - 10% of BSP (BEFORE ANY REBATE)

**OMAXE CHANDIGARH EXTN.
PAYMENT PLANS OF 388 Sq. Yd. INDEPENDENT FLOOR (G+2)**

DOWN PAYMENT PLAN (Rebate 10% on Basic Sale Price)		
At the time of Booking	:	4.0 Lac + Service Tax = 4,10,280/-
Within 60 Days Of Booking	:	95% of BSP - 4.0 Lac + 100% of PLC (if any) + 50% of Additional Charges
On Final Notice Of Possession	:	5% of BSP + 500% of Additional Charges + Other charges (If any)

Construction Linked Installment Plan		
At the time of Booking	:	4.0 Lac + Service Tax = 4,10,280/-
At the time of allotment	:	20% of BSP - 4.0 Lac
On commencement of construction	:	10% of BSP + 50 % of PLC (if any)
On completion of Plinth Level	:	10% of BSP + 50 % of PLC (if any)
On casting of Ground Floor Roof	:	10% of BSP + 50 % of Additional Charges
On casting of First Floor Roof	:	10% of BSP + 50 % of Additional Charges
On casting of Second Floor Roof	:	10% of BSP
On completion of brick work and internal plastering	:	10% of BSP
On completion of flooring (except final grinding and External plastering)	:	10% of BSP
On completion of External plastering	:	5% of BSP
On offer of possession	:	5% of BSP + Other charges (if any)
Completion Time: 24 months		

BSP = Basic Sale Price

PLC= Preferential Location Charges



For Further queries please feel free to contact.

Thanks & Regards,

Affinity Solutions Pvt. Ltd.

16469150050 (US)

442030516831 (UK)

Visit us at - www.affinityconsultant.com

Write us now- info@affinityconsultant.com