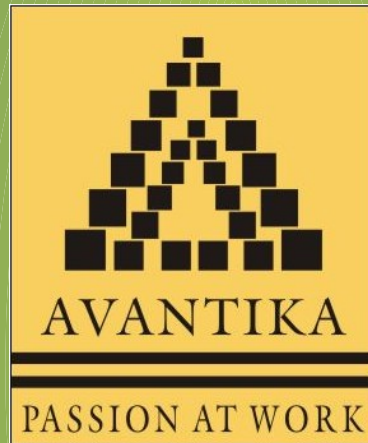


AVANTIKA HERBAL GREENS MUSSOORIE



A Project by Avantika Infrastructure:
C-56/A-13, 8 th Floor, Sector-62, Noida (U.P.), avantikainfra@gmail.com
8800396588, 9718206770

INTRODUCTION

'Avantika Herbal Green' is a state of the art project that allows to own an Independent cottage within a resort. It is located at the nearest hill station to NCR also referred to as -Queen of Hills- Mussoorie

The project has its entrance from the 4-lane main highway Dehradun-Mussoorie road. Surrounded by -ECO Friendly Location, Famous Mussoorie Lake(Zheel), Youth Hostel etc.

It offers a plot Area of 375 Sq. Mt. and a Built Up Area 600 SQ. Ft. Fully loaded Cottage/Villa

Distance From Mall road Mussoorie 3.5km, Just 20 Minutes Drive from Dehradun, You can Enjoy awesome view of Mussoorie Zheel which is situated at just 500 M Walkin Distance From Zheel- Boating and Picnic spot at Mussoorie.

Avantika Herbal Green is scientifically designed with an eye to the future and keeping your comfort in mind. Every unit is developed on modern lines and with all amenities. Every efforts are taken to ensure peaceful living.

Specificatio n

Outdoor Specs:

- Gated Society
- 20ft wide path way with 4ft setback
- Herbal and Aromatic Plantation on path way
- Fire fighting system
- 1800 sq. yard. CLUB House with indoor & outdoor games, gym, Kids play area, covered sitting lounge, Aromatic and Herbal Park,
- In house Departmental store and Restaurant/Food court
- 24x7 security CCTV
- Maximum open and landscaped area in Mussoorie
- Well designed complex with beautiful landscape
- Ample parking space
- The project has less density and quality maintenance
- Security: Guard room at main entrance of efficient manual

Indoor Specs:

- Drive way up to entry
- Developed green/garden
- Sitting lounge with wooden bench and umbrella
- Modular type Kitchen below counter with gas 2-Burner Gas & RO water purifier
- One Set cooking utensils and serving set (12x6)
- Lights/Fancy Light Fans in all rooms
- TV, Fridge, Microwave Oven and Washing Machine
- Bed with mattresses, bed-sheet, pillow and pillow covers
- Sofa set in drawing room with centre table/dining table
- Wardrobes in room, in all Rooms
- 4 sides cross ventilated Cottage
- 24 hours Water/Power supply
- Vaastu friendly layouts and design
- Intercom with club house connectivity
- Possession within 1 years
- Mixed eco friendly construction
- Options for Wall colour, Kitchen, Floor tiles & Wooden flooring in The Bed room

Note: All specs and drawings are tentative till mentioned in the sales agreement.



LIVING ROOM

17' x 15'

TOILET
8' x 6'

DRESS

BEDROOM

12' x 11'

OPEN
DECK

DRIVEWAY
10' WIDE

ENTRANCE
PORCH
12.5' x 10'

KITCHEN

15' x 12'







TO MUSSOORIE MALL ROAD (3.5Km)



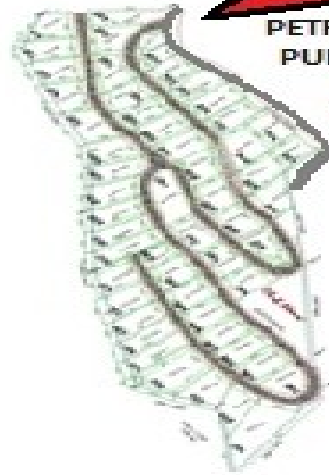
Mussoorie
Zheel



YMCA
Youth Hostel



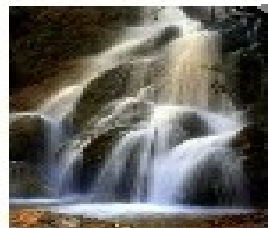
Paragliding
(at site)



PETROL
PUMP



AVANTIKA
HERBAL GREENS
MUSSOORIE

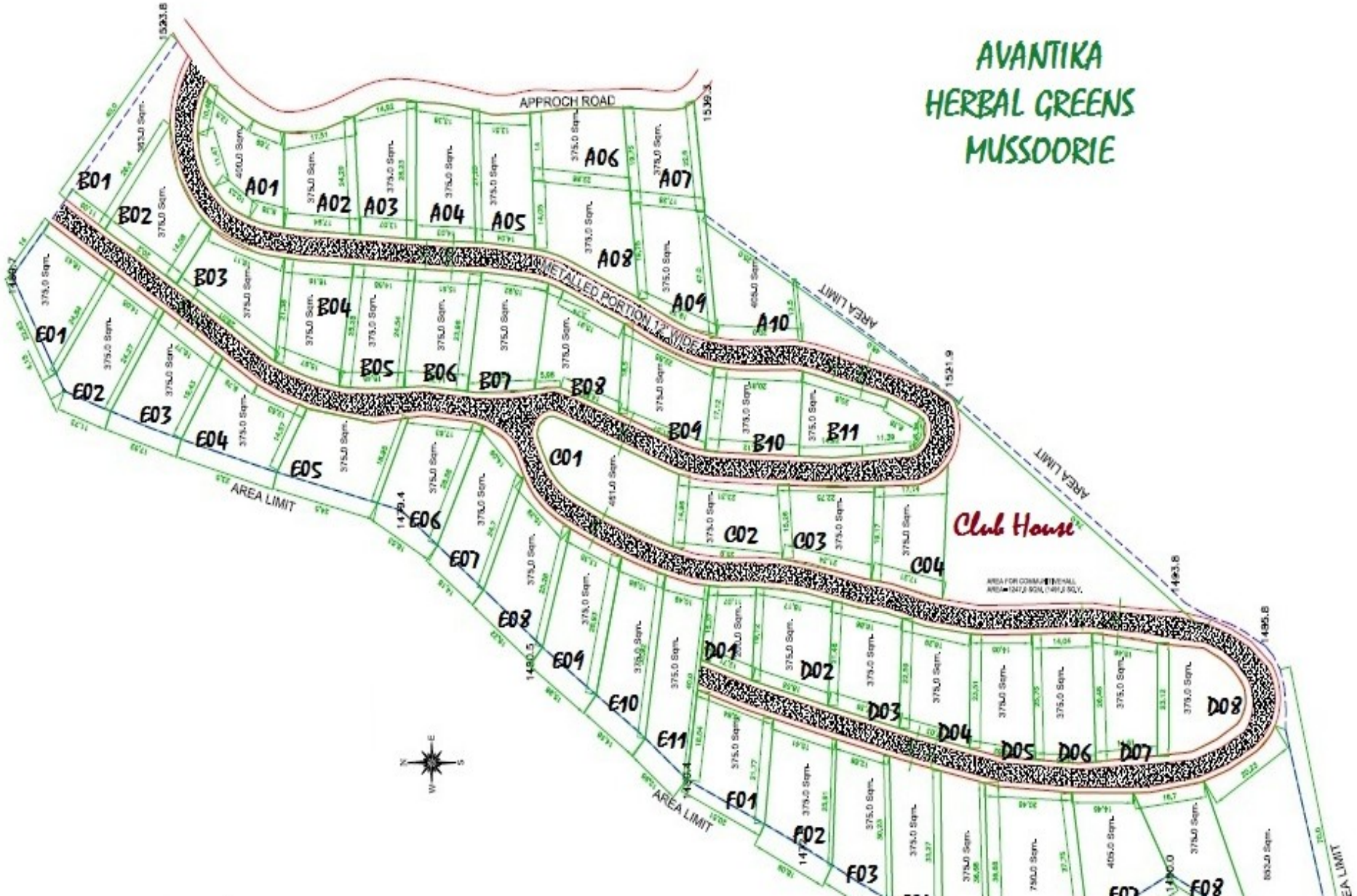


Bhatta Fall Mussoorie

FROM DEHRADUN



AVANTIKA HERBAL GREENS MUSSOORIE



Price List (Valid from 01/05/2013 till 25/06/2013)

Description	AREA	
Total Land Area	375 Sq. Mt.	
Ready to live in 1DD+1BR Fully loaded Cottage	600 Sq. Ft.	
Basic Sales Price	4100000/-	41 Lac

Extra Charges

EDC/IDC*	25/ Sq. Ft.	
Maintenance per month after possession	5/ Sq. Yard	
Fire Fighting Charges	20000/- (one time)	
Club Membership*	50,000/- (Life time)	

PLC Charges

Two Side Open*	5% Extra
Club Adjacent Villa	5% Extra

*** Mandatory Charges**

PAYMENT SCHEDULE

CLP

At the time of booking	10%
Within 45 days of Booking	20%
Within 90 days of Booking	20%

Rest 50% of the total price as interest free instalments for 2 years (24 Months)

DP (With 10% Rebate on BSP)

At the time of booking	10%
Within 45 days of Booking	85%
At offer of Possession	5%

Terms & Conditions:

1. All Payments to be made in the name of “AVANTIKA INFRASTRUCTURE” payable at Delhi
2. Final payment schedule is subject to approval from the financial institutions.
3. Loan after 50% of total Payment
4. Allotment of the specific flat will be done after receipt of booking amount only
5. “AVANTIKA INFRASTRUCTURE” has the sole right to accept or reject any application without any explanation



Avantika Emerald Dehradun



Avantika Executive Floors Agra



Avantika Forest Hill View Dehradun

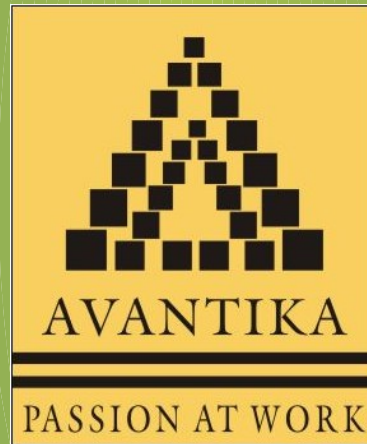


Avantika Village Raj Nagar Ext.



Avantika Iscon City Haridwar

Thank You



Avantika Infrastructure