

NESTLED IN THE LAP OF NATURE

SURESH CHAND JAIN & SONS

All About Gurgaon Realty



UMANG

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breeze**
Sector-78, Gurgaon

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ABOUT MONSOON BREEZE

Nestled in the lap of nature, the Monsoon Breeze, Sector-78, Phase-I, Gurgaon is surrounded by acres of serene and majestic spaces spread across 12.514 acres of total land area in Gurgaon. This is a premium property targeted at the young and promising professionals working in the IT companies, MNC firms, Ad and Communication Agencies, Retail Industry, Hospitality, Health and many more in the adjoining areas.



A choice of 2BHK + Study , 3BHK & 4BHK + Servant Premium Residences near WET & WILD RESORT, 0km from NH8 in Sector-78,Gurgaon.

SNAPSHOT

NEW TOWERS

2BHK + STUDY +2T

3BHK + 3T

4BHK + 4T + Servant

Total Land Area 11 acres

Unit Size Options

1377 sq.ft

1726/1730sq.ft

2158/2220 sq.ft

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LOCATION MAP



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UPCOMING DEVELOPMENTS

PROPOSED METRO STATION

In the next phase of Metro in Gurgaon the proposed metro station on the route is just 1km from the site, this will improve the connectivity between the site and Gurgaon City.

TOLL GATE

Gurgaon- Manesar Toll gate which is presently near Haldiram is being proposed to be moved to KMP expressway in near future as & when it is operational.

NH 8 WIDENING

Widening work at NH8 is in progress and will be completed in next 12 - 18 months period. It will further reduce the driving time to reach at the site from Old Gurgaon and Delhi.

5 STAR HOTELS

Some huge upcoming commercial projects like Uppal's JW Marriott, Hyatt, Radisson etc. are in close vicinity of the site.

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SITE PLAN WITH AMENITIES

1. Commercial Plaza with provision for Retail, Fine Dining & Food Court, Creche & Day Care Facility.
2. Basement/Covered Parking.
3. Multi-purpose play courts for tennis, badminton, basketball, volleyball.
4. Club house with cafeteria, library & reading room, indoor play courts, gym & spa, recreation & socializing areas, mini banquet.
5. King size swimming pool, kids & toddlers pool
6. Large central greens with theme parks, water bodies & gardens.
7. Jogging track, secured toddler zones, kids play area & multipurpose field for playing & social events.



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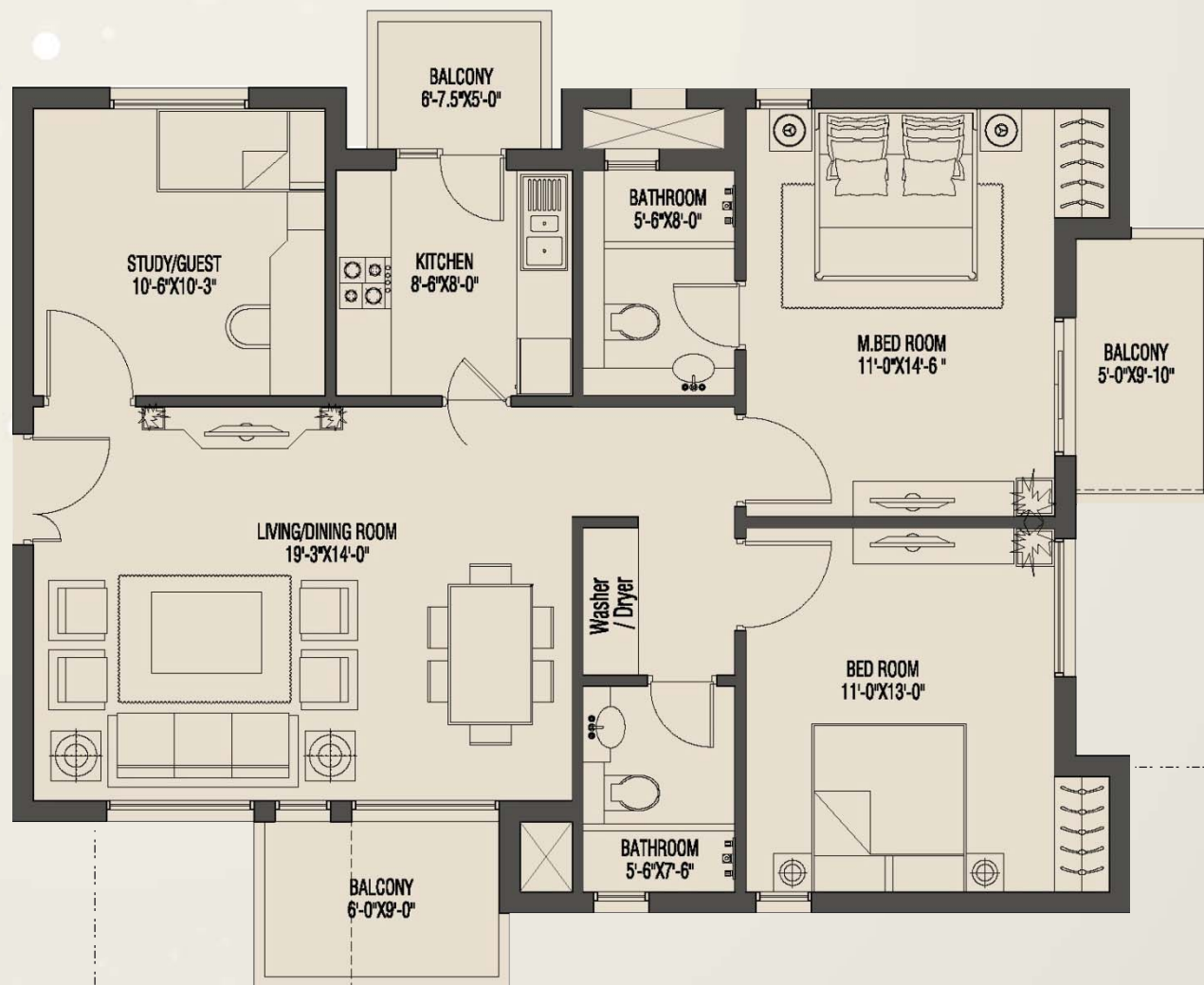
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FLOOR PLAN

2BHK+STUDY -
1377 SQ FT



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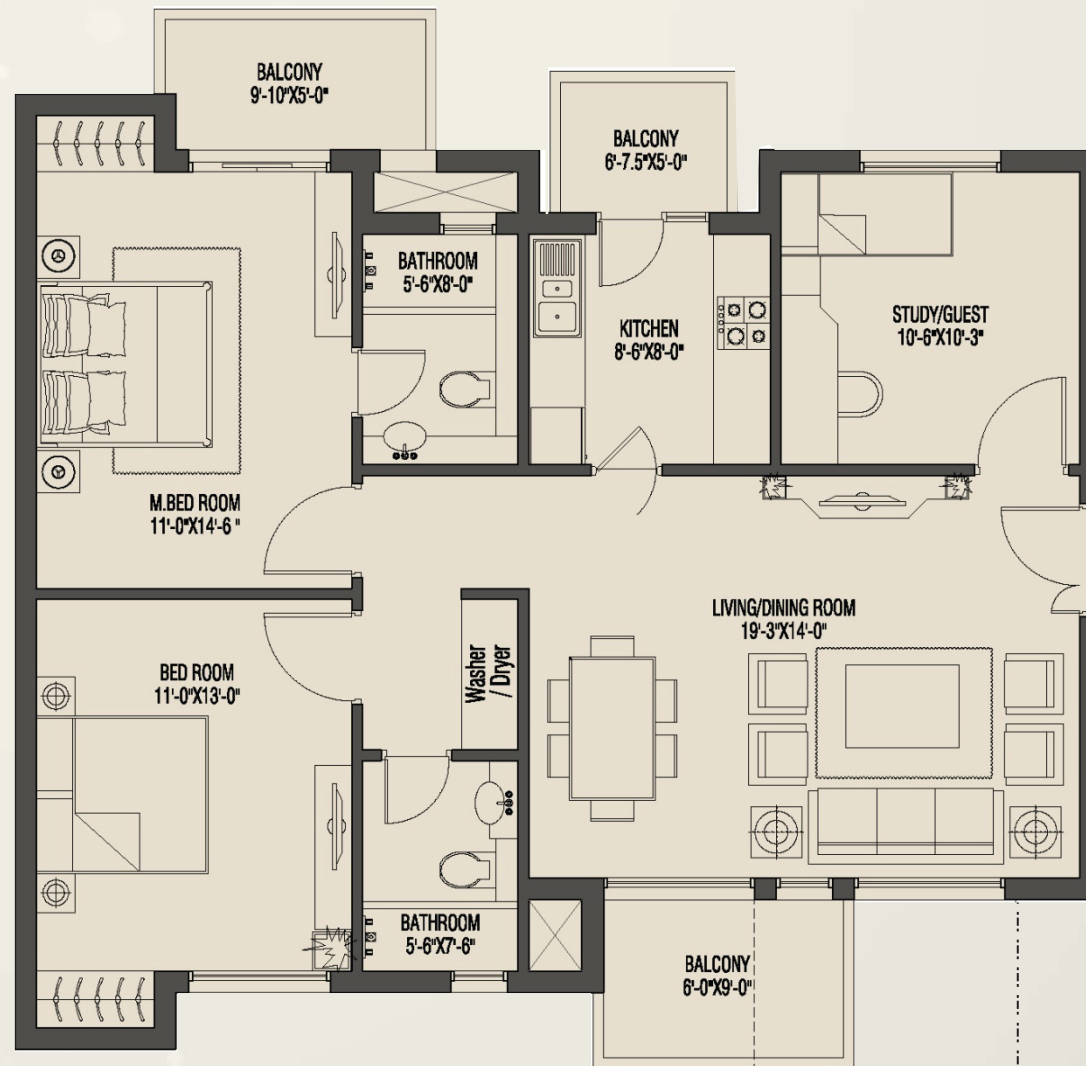
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FLOOR PLAN



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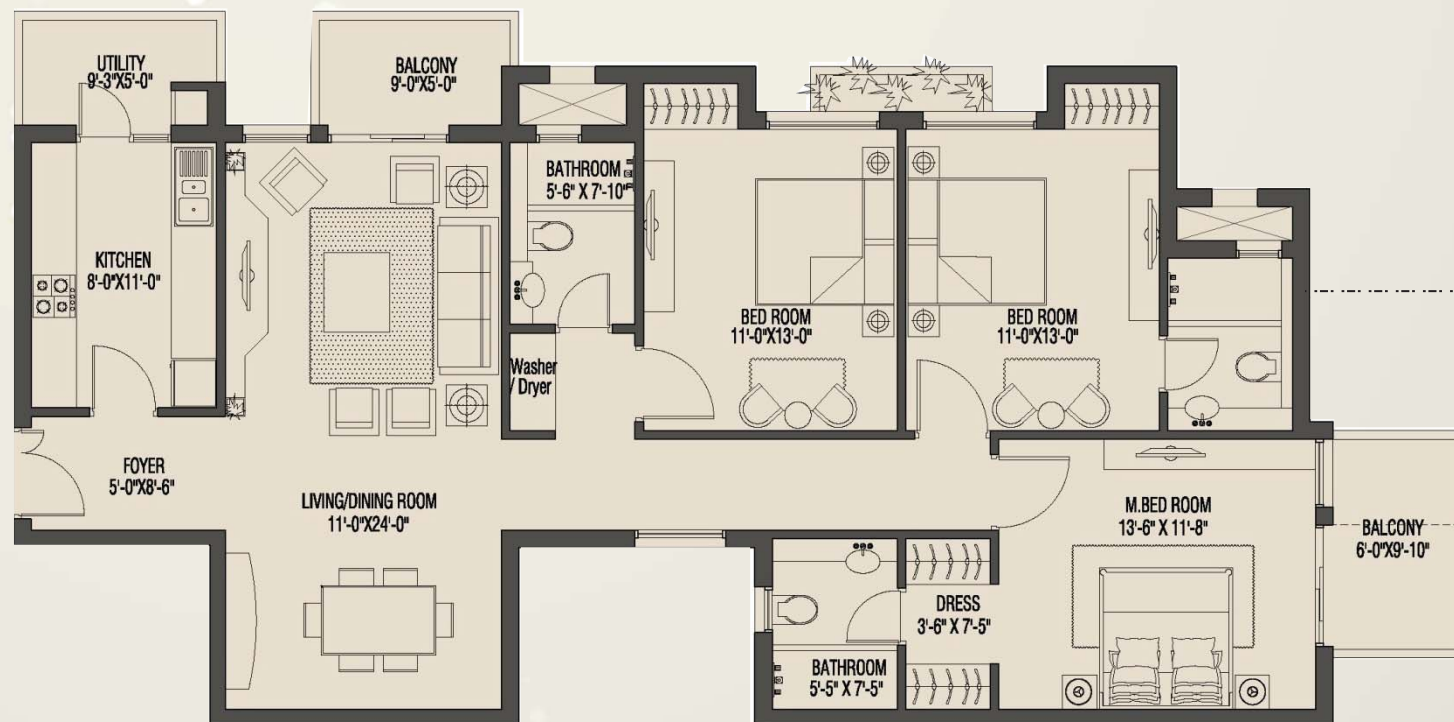
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FLOOR PLAN



3BHK -
1730 SQ FT

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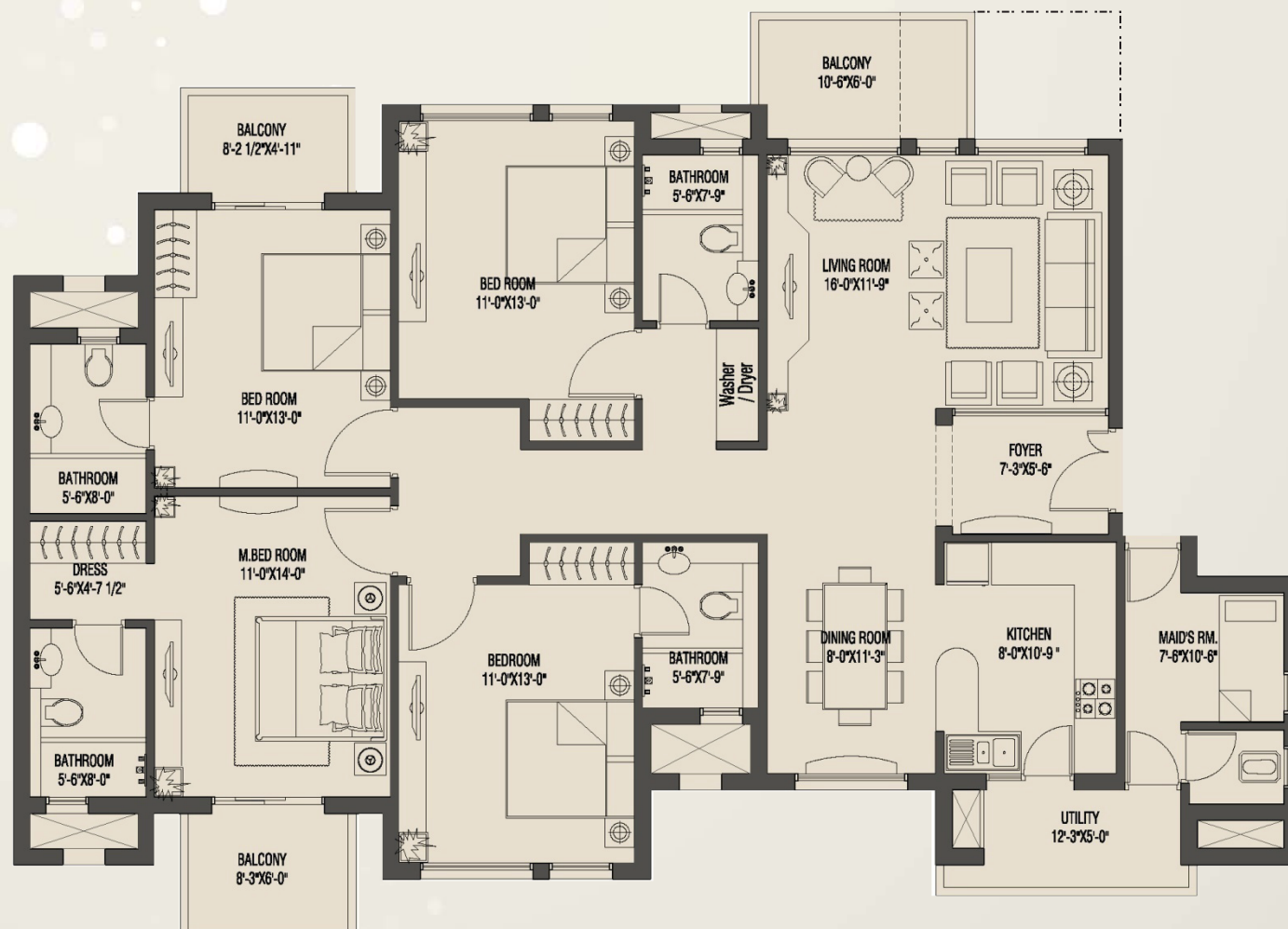
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FLOOR PLAN



4BHK -
2158 SQ FT

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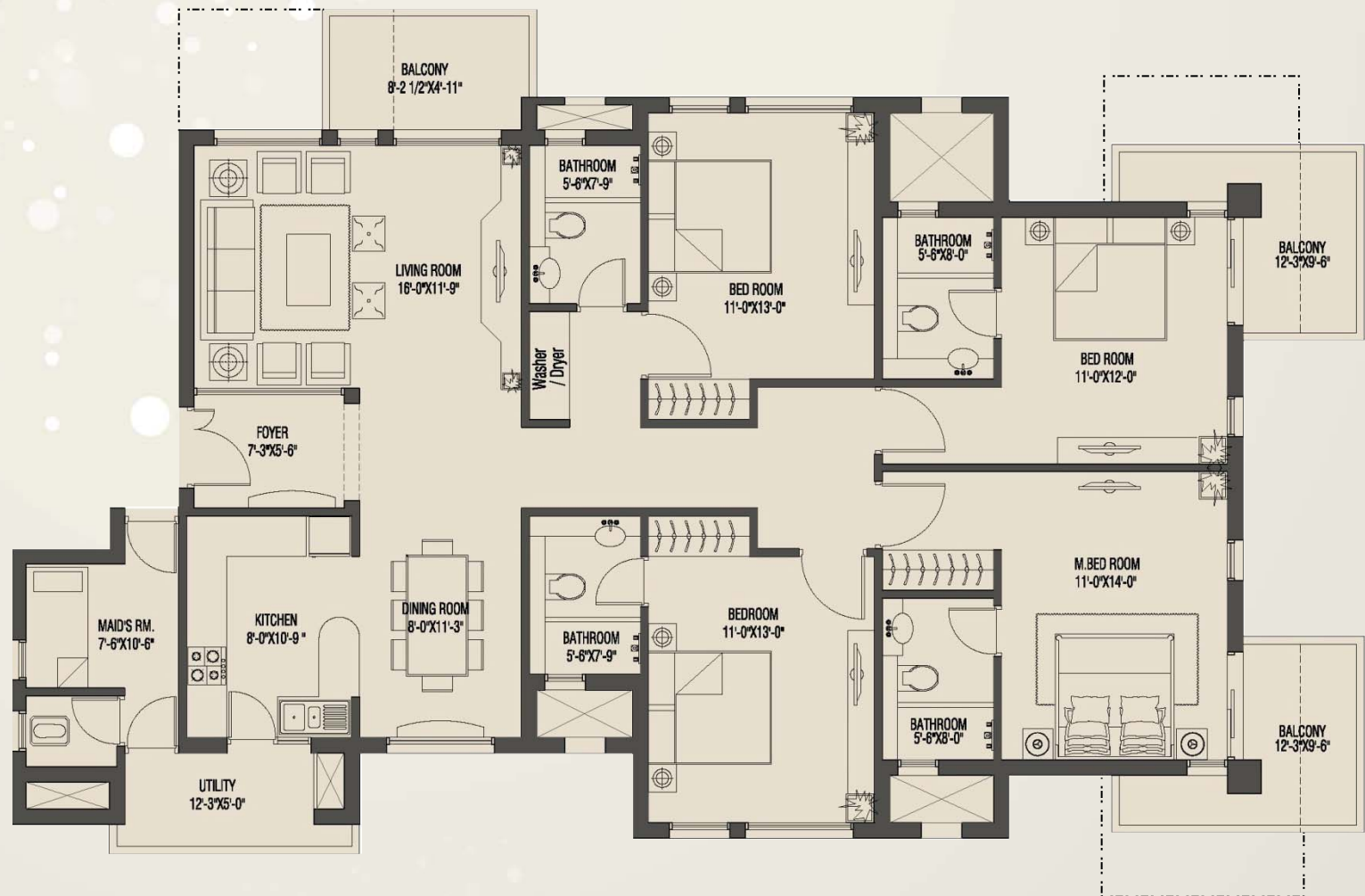
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FLOOR PLAN

4BHK -
2220 SQ FT



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TENTATIVE SPECIFICATIONS

- » Structure designed for the highest seismic considerations of Zone-IV as stipulated by the BIS codes, for better safety.
- » High speed passenger elevators.
- » Eco friendly environment with Rain Water Harvesting system
- » Hot Water supply supplemented through solar water heaters.

Living/Dining/Lobby/Passage	Floors	Vitrified tiles
	Walls	Pleasing shades of OBD
	Ceiling	POP cornice with OBD
Bedroom	Floor	Mix of wooden laminate & Vitrified tiles
	Walls & Ceiling	Pleasing shades of OBD
	Wardrobes	Wardrobe in Master Bedroom
Kitchen	Modular Kitchen	Laminated modular Kitchen
	Walls	Ceramic Tiles up to 2' above counter & OBD in balance area
	Floor	Anti-skid Ceramic tiles
	Counter	Granite
	Fitting/Fixture	CP Fitting SS double/single bowl drain board sink
Toilets (Except Servant Toilets)	Other	Exhaust Fan, Hob & Chimney
	Walls	Ceramic Tiles up to 7' height, Mirror and Acrylic Emulsion combination
	Floor	Anti Skid Ceramic Tiles
	Counter	Granite
	Fitting/Fixture	Standard WC & washbasin, CP Fittings, Shower Enclosure in Master Bedroom

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TENTATIVE SPECIFICATIONS

Servant Room	Floors	Terrazo / Ceramic tiles
	Walls	OBD
	Ceiling	OBD
Doors	Internal	Seasoned Hardwood Frames with Moulded skin shutters Teak Veneered & Polished Shutter (Pre-finished)
	Entrance Door	Aluminium / UPVC / Wooden
	External Doors & Windows	Aluminium
	Hardware	
Electrical	Copper electrical wiring throughout in concealed conduit with provisions for light point, Power point, TV & Phone sockets with protective MCBs, Modular Switches. Power backup 100% on extra payment	
Security / Fire	Fighting Systems, Controlled entrance & exit, gated community with fire fighting system	
Club /Recreational Facilities	Swimming Pool, Tennis Court, Badminton Court, Basketball Court, Club House having Facilities like Community Hall, Squash Court, Steam Room, Jacuzzi, Gymnasium, Indoor Games (Table Tennis, Card Room etc.)	
Façade	Texture Finish	

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PAYMENT PLAN

DOWN PAYMENT PLAN

At the time of booking	10% of BSP
Within 60 days of booking	5% Of BSP + 50% Additional charges
At the time of possession	5% of BSP + 50% Additional charges + other applicable charges

CONSTRUCTION LINKED PAYMENT PLAN

On Booking	10% of BSP
Within 60 days of booking	10% of BSP
On casting of stilt/basement roof slab whichever is earlier	10% of BSP + 50% (EDC + IDC)
On casting of 2th floor roof slab	10% of BSP + 50% PLC + 25% additional charges
On casting of 4th floor roof slab	5% of BSP + 50% PLC + 25% additional charges
On casting of 6th floor roof slab	5% of BSP
On casting of 8th floor roof slab	10% of BSP
On casting of 8th floor roof slab	10% of BSP
On casting of 10th floor roof slab	10% of BSP + 25% (EDC + IDC)
On casting of 12th floor roof slab	10% of BSP + 25% (EDC + IDC)
On completion of internal brick work	5% of BSP + 25% of Additional charges
On Internal plaster/external plaster whichever is earlier	5% of BSP + 25% of Additional charges
At the time of possession	10% of BSP + other applicable charges + Stamp duty & Registration charges

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COST SHEET

BOOKING CHEQUE IN NAME OF -M/S UMANG REALTECH PVT. LTD.

Flat Size	Description	BSP (per sft)	EDC + IDC (per sft) (approx)	ECC / FCC (persq.ft.)	Power Back Up	Covered Car park	IFMS (persft)	Club Membership (Lumsum)	Total Cost	Booking Amount (Including Service Tax)	
		Rs. 3,649.00	Rs. 190.00	Rs. 75.00	(Lumsum)	(Lumsum)	Rs. 50.00	Rs. 50,000.00			
1377	2BR+Study - A & B	Rs. 50,24,673.00	Rs. 2,61,630.00	Rs. 1,03,275.00	Rs. 50,000.00	Rs. 2,25,000.00	Rs. 68,850.00	Rs. 50,000.00	Rs. 57,83,428.00	10%	Rs. 5,15,405.83
1726	3BR - A	Rs. 62,98,174.00	Rs. 3,27,940.00	Rs. 1,29,450.00	Rs. 75,000.00	Rs. 2,25,000.00	Rs. 86,300.00	Rs. 50,000.00	Rs. 71,91,864.00	10%	Rs. 6,46,035.20
1730	3BR - B	Rs. 63,12,770.00	Rs. 3,28,700.00	Rs. 1,29,750.00	Rs. 75,000.00	Rs. 2,25,000.00	Rs. 86,500.00	Rs. 50,000.00	Rs. 72,07,720.00	10%	Rs. 6,47,532.38
2220	4BR+SQ - A	Rs. 81,00,780.00	Rs. 4,21,800.00	Rs. 1,66,500.00	Rs. 1,00,000.00	Rs. 2,25,000.00	Rs. 1,11,000.00	Rs. 50,000.00	Rs. 91,75,080.00	10%	Rs. 8,30,937.51
2158	4BR+SQ - B	Rs. 78,74,542.00	Rs. 4,10,020.00	Rs. 1,61,850.00	Rs. 1,00,000.00	Rs. 2,25,000.00	Rs. 1,07,900.00	Rs. 50,000.00	Rs. 89,29,312.00	10%	Rs. 8,07,731.15

PLC	First Floor / Club Facing	Rs. 125.00 per sft
	Second Floor	Rs. 100.00 per sft
	Third Floor	Rs. 75.00 per sft
	(A special rebate of Rs.50.00 per sft in case two PLC's are applicable)	

Open car Park
(Optional)

1,25,000

All Payments are subject to Service Tax @ 2.575%

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