



# RUSTICA HOMES

Independent Floors

**3 BHK PREMIUM FLOORS &  
DUPLEX PENTHOUSES**

Get every Comfort  
of life you wish  
from your homes





# Rustica Homes Features

Rustica Homes have been designed for those who dream of owning a spacious apartment on Airport Road with multiple advantages of location, quality, style & value, within an affordable price range. These premium homes not only boast of a flavour of Spanish Architecture and Neo Classical Style, but also carry special Brand strength of Riverdale Group with an enviable track history, heritage and legacy. Hence, these affordable luxury homes are in true sense "Value for Money". These are situated at a prime location along Chandigarh/Mohali International Airport road and meets aspiration of a nuclear family. Added bonus is an independent servant-cum-store room in the stilt besides car park.



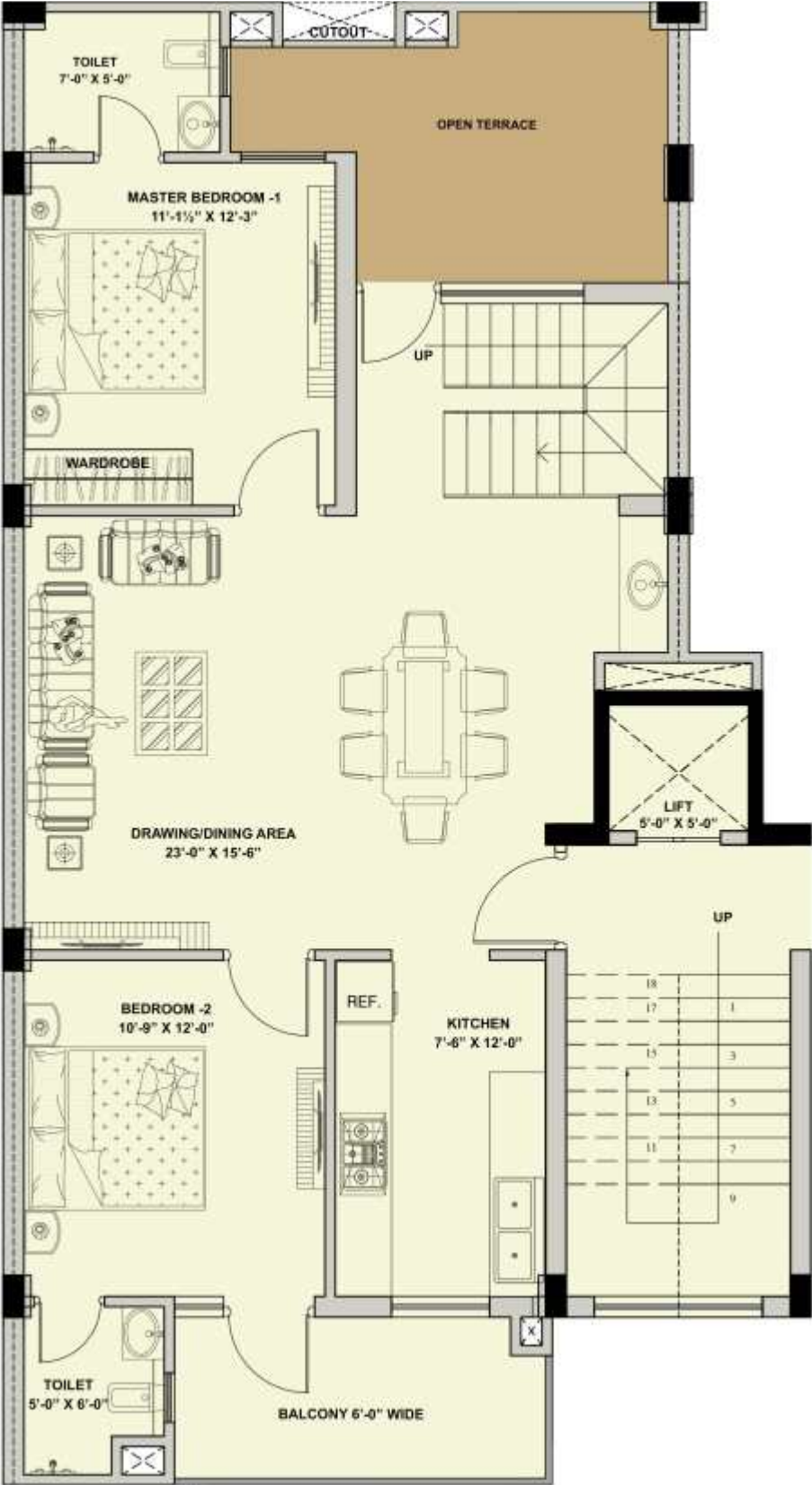
FIRST & SECOND  
FLOOR (3 BHK)

Super Area: 1655 Sq. Ft.



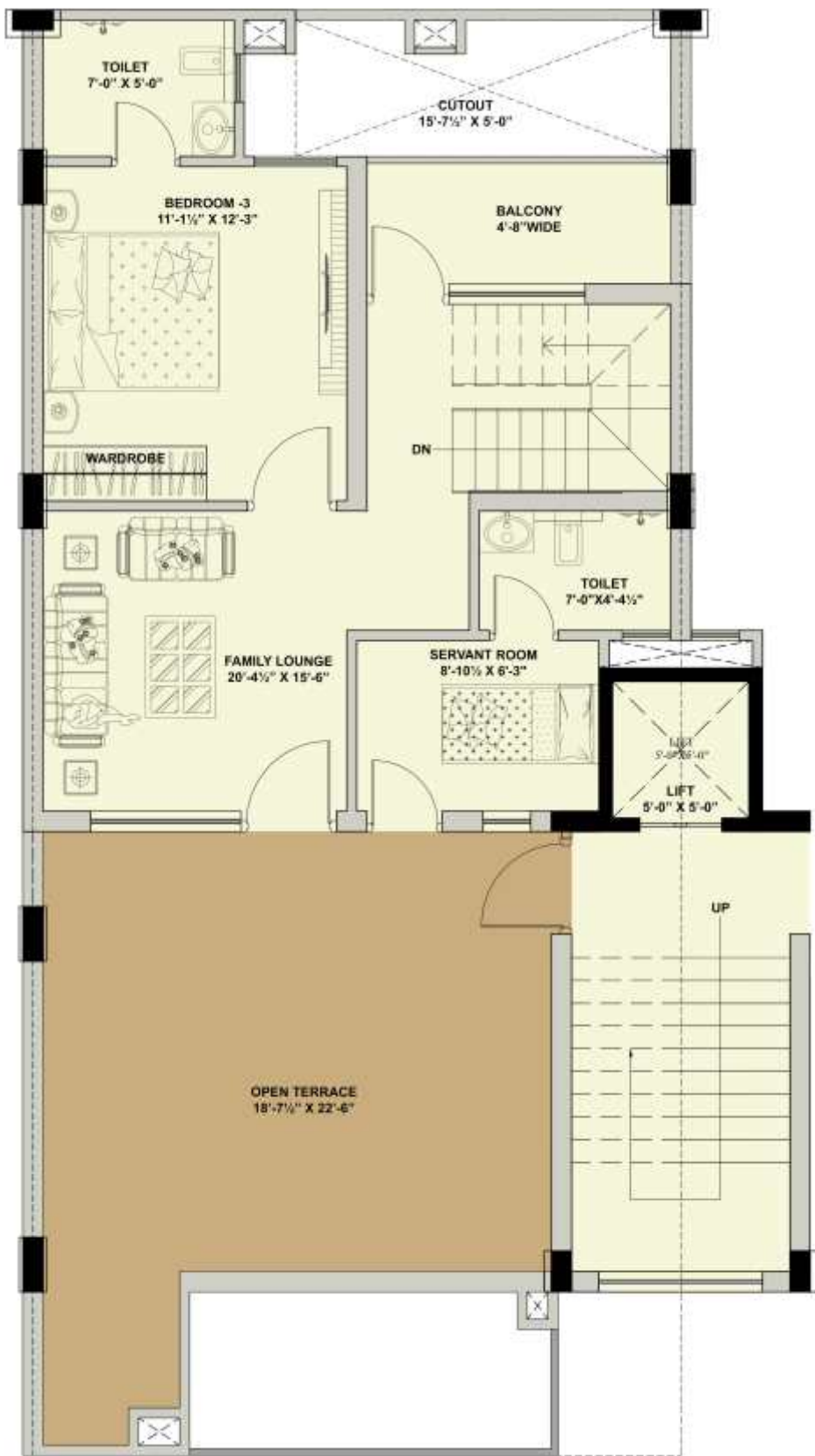
DUPLEX  
PENTHOUSE

(Lower Level)



DUPLEX  
PENTHOUSE

(Upper Level)





# PRICE LIST & PAYMENT PLAN



## PREMIUM FLOORS & DUPLEX PENTHOUSES

FLOORS (Super Area - 1655 Sq.Ft. approx.)	BASIC SALES PRICE (BSP)
1st Floor	Rs. 72,32,375/- + GST
2nd Floor	Rs. 70,32,375/- + GST
3rd Floor (Duplex - 2703 Sq.Ft. approx.)	Rs. 1,05,48,562/- + GST
Preferential Location Charges	5% or as Applicable + GST

## CONSTRUCTION LINKED PLAN

On Application/Booking	10% of BSP
On Signing of Agreement (Within 15 days of Booking)	10% of BSP
On Start of construction	10% of Total Price
On Laying of 1st Floor Slab	15% of Total Price
On Laying of 2nd Floor Slab	15% of Total Price
On Laying of 3rd Floor Slab	15% of Total Price
On Completion of Brickwork	10% of Total Price
On Completion of Flooring	10% of Total Price
On Offer of possession	5 % of Total Price + IFMS + Any other charges if applicable

**\*Total Price Means** = Basic Selling Price (BSP) + Preferential Location Charges (PLC) where applicable + other charges such as club, IFMS + GST etc as applicable

### TERMS & CONDITIONS:

1. All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favor of "Manglam Infra"
2. Interest-Free Maintenance Security (IFMS) @20/- per Sq.ft shall be payable at the time of offer of possession.
3. Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable.
4. GST (as applicable), Registration Expenses, Legal Charges, Court Fee and Documentation Charges etc. shall be payable extra, as & where applicable.
5. Club Membership charges Rs 1,00,000/- + GST
6. Maintenance Charges to be paid in advance for 2 years at the time of offer of possession.

# Technical Specification

## MODULAR KITCHEN

Walls	Ceramic Tiles upto 2ft.
Flooring	Vitrified Tiles/Ceramic Tiles, Anti Skid
Doors	Flush Door Shutter/Skin Doors
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)
Others	Granite Counter Top, Double Stainless Steel Sink

## TOILETS

Walls	Plastic Emulsion Paint & Ceramic Tiles Upto 7Ft.
Flooring	Anti Skid Tiles
Doors	Flush Door Shutter/Skin Doors
Fittings & Fixtures	Jaguar/Hindware/Kohler(or Equivalent)
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)

## STAIRCASE

Walls	Plastic Emulsion Paint
Flooring	Granite/Premium Kota Stone/Marble
External Window & Glazing	UPVC Frames & Shutters

## BALCONIES

Flooring	Anti Skid
Switches	Modular (Goldmedal/Havells or Equivalent)
Others	MS Railing

## FLOORING

Flooring	Superior quality vitrified tiles
Balconies & utility Areas	Ceramic Tiles
Others	Anti Skid ceramic Tile floors & glazed ceramic tile cladded toilets

## PAINTS

Internal Walls	Plastic Emulsion Paint
External walls	Anti-Fungal weather shield paint

## DOORS & WINDOWS

Internal	Doors with Seasoned wood frame & paint finish flush shutter
External	Windows/Glazing in UPVC/Powder coated aluminum

## SAFETY & SECURITY

24x7 CCTV Surveillance & Security
Designed with seismic consideration

Note: Specification may vary from unit to unit , product to product and from time to time, subject to availability, design planning and other unforeseen constraints.



### **M/s Manglam Infra**

Site: Adjoining Aerocity 200 ft. Airport Road, Mohali

Email: [info@aerovista.in](mailto:info@aerovista.in)

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Disclaimer: The specifications and images used in this brochure are conceptual. This brochure provides general information and can not form the basis of any legal commitment. Company reserves the right to make amendments as and where required. Construction of the project will be carried out as per plans approved by Competent Authority.