

*Serena*  
LUXURY VILLAS

**5 BHK LUXURY VILLAS**  
with Independent Servant Accommodation

For those who  
are in pursuit  
of Perfection





# Serena Luxury Villas Features

An ultimate Class in itself, these Villas have been crafted for a few privileged families who not only believe in excellence but are always in pursuit of perfection.

Built over 400 Sq. Yards of land at prime location on 40 ft. wide road, Serena Villas stand out with tall pride and enviable imposing grandeur.



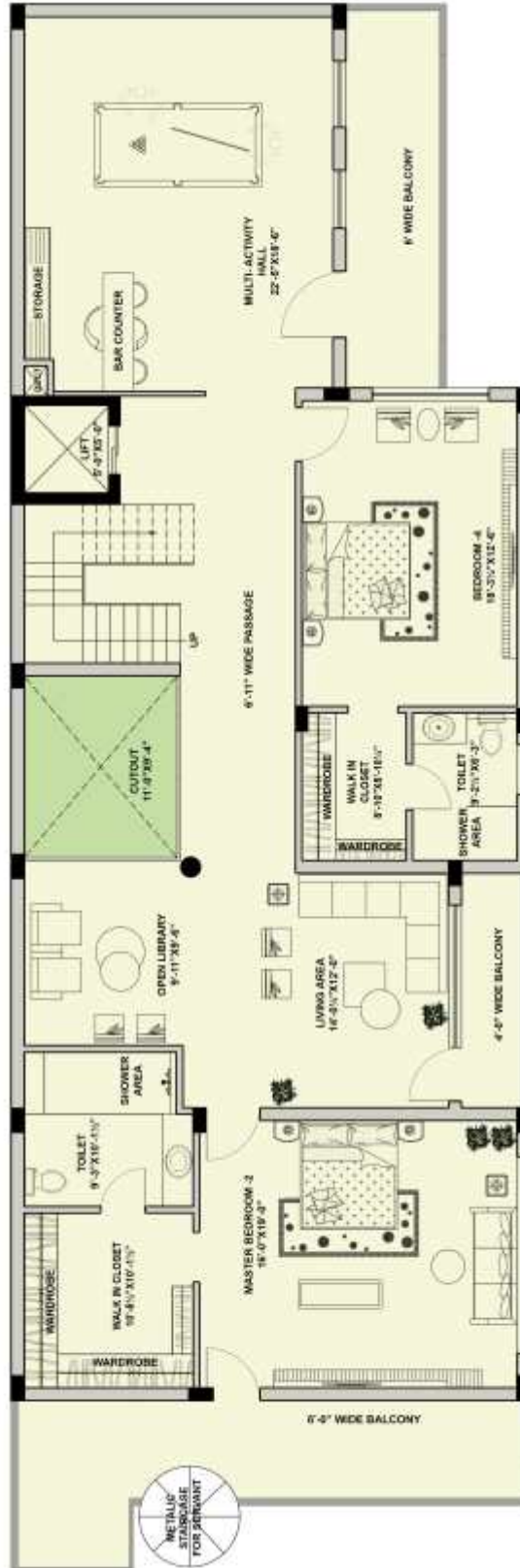
# GROUND FLOOR PLAN

Dimensions: 38'-0" x 94'-6"  
 Area: 399 Sq. Yds.



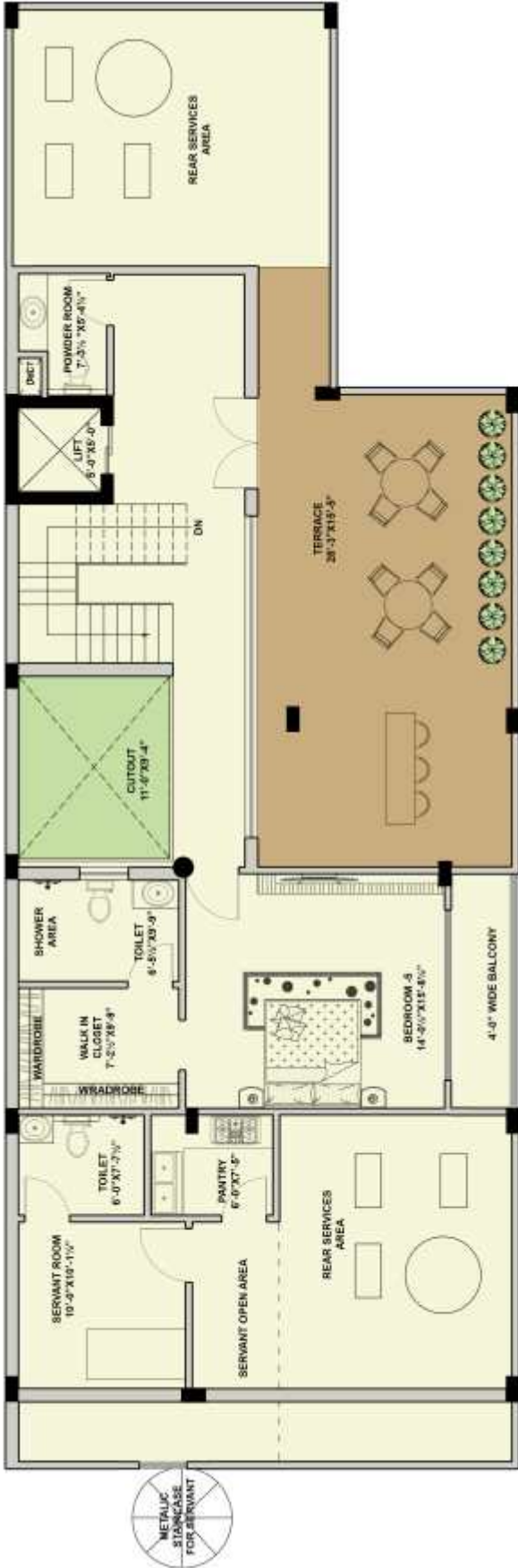
# FIRST FLOOR PLAN

Dimensions: 38'-0" x 94'-6"  
Area: 399 Sq. Yds.



# SECOND FLOOR PLAN

Dimensions: 38'-0" x 94'-6"  
 Area: 399 Sq. Yds.



# PRICE LIST & PAYMENT PLAN



## 5 BHK LUXURY VILLAS with Independent Servant Accommodation

Plot Area - 399 Sq.Yds  
Super Area - 8793 Sq.Ft. Approx

Basic Sales Price (BSP)	4,25,00,000/- + GST
Preferential Location Charges (PLC)	5% + GST
Club Membership Charges	1,00,000/- + 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 BSP
On Completion of Foundations till Plinth	10% of BSP
On Laying of Ground Floor Slab	10% of BSP
On Laying of First Floor Slab	10% of BSP
On Laying of Second Floor Slab	15% of BSP
On Completion of Brickwork	10% of BSP
On Completion of Plaster	10% of BSP
On Offer of possession	5% of BSP + IFMS + Any other charges if & where applicable

## DOWN PAYMENT PLAN - With Advantage of additional Discount

On Application/Booking	10% of BSP
On Signing of Agreement (Within 15 days of Booking)	10% of BSP
Within 45 days of Signing of Agreement	75% of BSP
On Offer of Possession	5% Of BSP + IFMS + Any other Charges if & where 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:

- All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favor of "Manglam Infra"
- Interest Free Maintenance Security (IFMS) @300/- per sq yards shall be payable at the time of offer of possession.
- 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.
- GST (as applicable), Stamp Duty, Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra as applicable.
- 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



## **M/s Manglam Infra**

Site: Adjoining Aerocity 200 ft. Airport Road, Mohali

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

---

Call: 88 72 12 12 12

[www.riverdaleindia.com](http://www.riverdaleindia.com)

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.