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Authorised Sales Partner:

# Ramprastha



- ❖ About Us
- ❖ Developments
- ❖ Ramprastha City
- ❖ RISE
- ❖ Contact Us

# About Us



- ❖ Ramprastha is a renowned real estate company, operating in & around Delhi & Ghaziabad for five decades. The company has planned and developed several prestigious projects including townships, plotted housing colonies and a large number of group housing dwelling units.
- ❖ Ramprastha Group, under the leadership and guidance of Ch. Balwant Singh (chairman), has revolutionized construction in the National Capital Region. This is the first construction company to foray into building of self-sufficient colonies. The company, with its innovative construction techniques and unique craftsmanship, has set inimitable benchmarks for its competitors.

# Developments



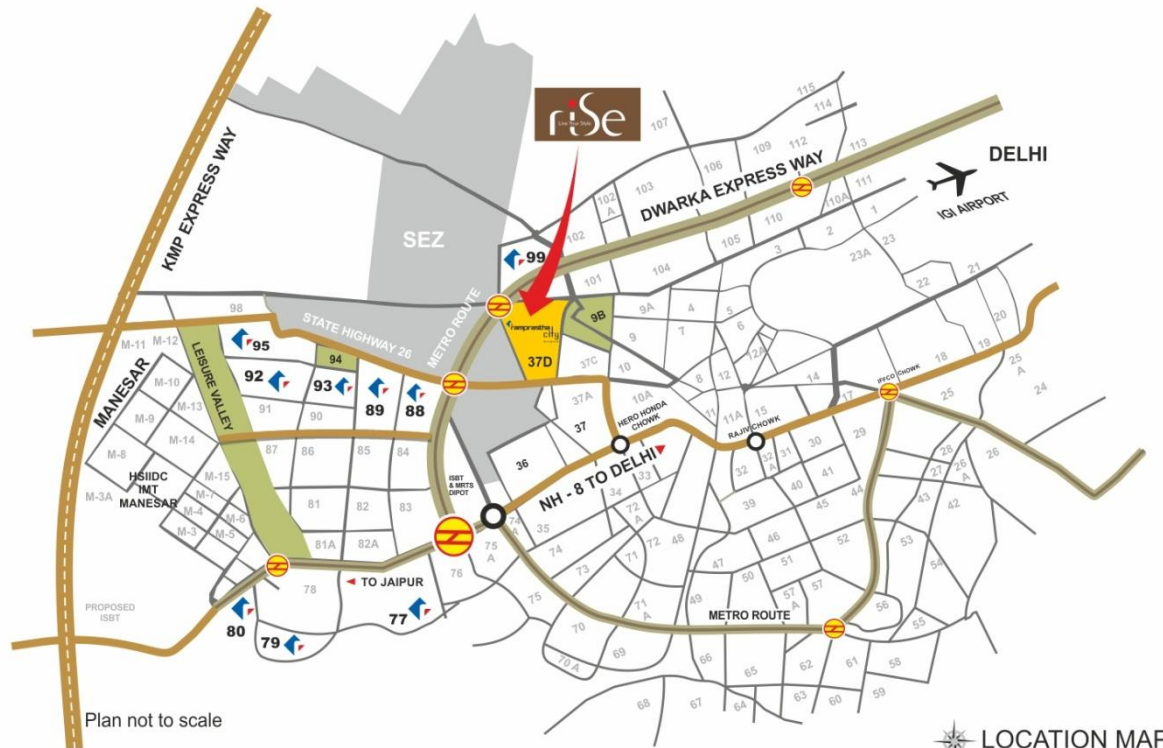
- ❖ Major Milestones: 4 fully-developed townships spread over 100 acres each; over 6000 plotted, group housing dwelling units & commercial projects in the NCR.
- ❖ Land bank comprising 1800 acres: 600 acres (prime) in East Delhi and Ghaziabad and approx 1200 acres in Gurgaon. Future projects comprise of over 60 million square feet development to be executed in the next 10 to 12 years.
- ❖ Holdings are contiguous with clear titles
- ❖ Projects in pipeline include Integrated townships, Residential condominiums, Plotted Housing, Villas, Malls, Cyber City, Commercials, Educational Institutes, Health Care, Hospitality Etc.
- ❖ Balance sheet is free from any debts/charges. We pride ourselves on completely self-funded and generous land assets.

# Ramprastha City



- ❖ A township spread over more than 450 acres.
- ❖ Adjacent to Reliance SEZ.
- ❖ 0-KM from Dwarka Express Way & up coming Metro Station.
- ❖ 15 Min drive from IGI Airport.
- ❖ Complete with ultra modern amenities like Schools, Hotels, Hospitals, Shopping Malls, Multiplex, Golf Club (golf swing training), Post Office & Temples.
- ❖ A premium residential experience of luxurious villas, group housing, penthouses, plotted row houses & town houses.

# Location Map



# SIZE – 1825 sqft



# SIZE – 1765 sqft





# Specifications



## ❖ Floors

Master Bedroom	:	Laminated Wooden Flooring
Living Room/Dinning Room	:	
Lobby & Other Bedroom	:	Vitrified Tiles
Kitchen & Toilets	:	Anti-Skid Vitrified Tiles
Balconies/Terraces	:	Anti-Skid Tiles
Servant Room/Utility	:	Ceramic Tiles

## ❖ Walls

Bedrooms , Living Room/ Dinning Room/Lobby, Balconies	:	Acrylic Emulsion
Kitchen & Toilets	:	Combination of Ceramic Tiles
Servant Room/Utility	:	Oil Bound Distemper

# Specifications



## ❖ Ceiling

Bedrooms, Living Room/Dinning : Acrylic Emulsion  
Room/Lobby, Kitchen & Toilets

Balconies/Terrace : Weather Proof Paint

Servant Room/Utilities : Oil Bound Distemper

## ❖ Doors

Bedrooms, Living Room/Dinning : Hardwood door Frames veneered  
Room/Lobby, Kitchen, Toilets & polished/Skin Moulded Shutters  
Balconies/Terraces

Servant Room/Utility : Internal Door Flush Door Shutters

❖ Windows & Glazing : Powder coated aluminum glazing.

# Specifications



## ❖ Others

Living Room/Dinning Room/Lobby	:	Split Air Conditioners
Bedrooms	:	Split Air Conditioners Wooden Cupboards *
Kitchen	:	Modular Kitchen * Counters in Marble/Granite Stainless steel sink with drain board
Master Toilet	:	Shower Partition, single lever CP fittings white chinaware
Other Toilets	:	Single lever CP fittings, white chinaware
Servant Room/Utility	:	CP Fittings with white Chinaware

# Specifications



## ❖ Electrical

Modular type switches & Sockets. Copper wire (fitting like fans, lights fixtures, geysers, appliances etc. are not provided)

## ❖ Security

Proximity Card Access Control, CCTV for Basement parking and Entrance lobby at Ground Floor, Boom barriers at Entry & Exit of the complex.

# Price List



Basic Price	:	As Applicable
EDC + IDC Charges	:	Rs. 335/- Per Sq.Ft.
Preferential Location Charges (PLC)	:	As Applicable
Parking Bay	:	Rs. 300000/-
Interest free maintenance security	:	Rs. 50/- Per Sq. Ft.
Service Tax	:	As Applicable

# Payment Plan Tower - A

On Booking	:	10% of Sale Price
Within 30 days of Booking	:	7.5% of Sale Price
Within 60 days of Booking	:	7.5% of Sale Price
On Start of Construction	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Foundation	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Basement Roof	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 2nd Floor Roof Slab	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 4th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 6th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 8th Floor Roof Slab	:	5% of Sale Price
On Completion of 10th Floor Roof Slab	:	5% of Sale Price
On Completion of 12th Floor Roof Slab	:	5% of Sale Price
On Completion of 14th Floor Roof Slab	:	5% of Sale Price
On Completion of 16th Floor Roof Slab	:	5% of Sale Price
On Completion of 19th Floor Roof Slab	:	5% of Sale Price
On Completion of 22nd Floor Roof Slab	:	5% of Sale Price
On Completion of 25th Floor Roof Slab	:	2.5% of Sale Price
On Completion of Flooring & Wall Painting	:	2.5% of Sale Price
On Receipt of Occupation Certificate	:	2.5% of Sale Price
On Intimation of Possession	:	2.5% of Sale Price + IFMS + Stamp Duty + Registration Charges

# Payment Plan Tower - B

On Booking	:	10% of Sale Price
Within 30 days of Booking	:	7.5% of Sale Price
Within 60 days of Booking	:	7.5% of Sale Price
On Start of Construction	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Foundation	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Basement Roof	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 2nd Floor Roof Slab	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 4th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 6th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 8th Floor Roof Slab	:	5% of Sale Price
On Completion of 10th Floor Roof Slab	:	5% of Sale Price
On Completion of 12th Floor Roof Slab	:	5% of Sale Price
On Completion of 14th Floor Roof Slab	:	5% of Sale Price
On Completion of 16th Floor Roof Slab	:	5% of Sale Price
On Completion of 18th Floor Roof Slab	:	5% of Sale Price
On Completion of 20th Floor Roof Slab	:	5% of Sale Price
On Completion of 23rd Floor Roof Slab	:	2.5% of Sale Price
On Completion of Flooring & Wall Painting	:	2.5% of Sale Price
On Receipt of Occupation Certificate	:	2.5% of Sale Price
On Intimation of Possession	:	2.5% of Sale Price + IFMS + Stamp Duty + Registration Charges

# Payment Plan Tower - C

On Booking	:	10% of Sale Price
Within 30 days of Booking	:	7.5% of Sale Price
Within 60 days of Booking	:	7.5% of Sale Price
On Start of Construction	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Foundation	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Basement Roof	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 2nd Floor Roof Slab	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 4th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 6th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 8th Floor Roof Slab	:	5% of Sale Price
On Completion of 10th Floor Roof Slab	:	5% of Sale Price
On Completion of 12th Floor Roof Slab	:	5% of Sale Price
On Completion of 14th Floor Roof Slab	:	5% of Sale Price
On Completion of 16th Floor Roof Slab	:	5% of Sale Price
On Completion of 18th Floor Roof Slab	:	5% of Sale Price
On Completion of 21st Floor Roof Slab	:	5% of Sale Price
On Completion of Flooring & Wall Painting	:	5% of Sale Price
On Receipt of Occupation Certificate	:	2.5% of Sale Price
On Intimation of Possession	:	2.5% of Sale Price + IFMS + Stamp Duty + Registration Charges



# Payment Plan Tower - D

On Booking	:	10% of Sale Price
Within 30 days of Booking	:	7.5% of Sale Price
Within 60 days of Booking	:	7.5% of Sale Price
On Start of Construction	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Foundation	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Basement Roof	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 2nd Floor Roof Slab	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 4th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 6th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 8th Floor Roof Slab	:	5% of Sale Price
On Completion of 10th Floor Roof Slab	:	5% of Sale Price
On Completion of 12th Floor Roof Slab	:	5% of Sale Price
On Completion of 14th Floor Roof Slab	:	5% of Sale Price
On Completion of 16th Floor Roof Slab	:	5% of Sale Price
On Completion of 19th Floor Roof Slab	:	5% of Sale Price
On Completion of Flooring & Wall Painting	:	5% of Sale Price
On Receipt of Occupation Certificate	:	5% of Sale Price
On Intimation of Possession	:	5% of Sale Price + IFMS + Stamp Duty + Registration Charges

# Payment Plan Tower - E

On Booking	:	10% of Sale Price
Within 30 days of Booking	:	7.5% of Sale Price
Within 60 days of Booking	:	7.5% of Sale Price
On Start of Construction	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Foundation	:	5% of Basic Sale Price + 50% of EDC + IDC
On Completion of Basement Roof	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 2nd Floor Roof Slab	:	5% of Sale Price + 50% of Cost of Parking Bay
On Completion of 4th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 6th Floor Roof Slab	:	5% of Sale Price + 50% of PLC if applicable
On Completion of 8th Floor Roof Slab	:	5% of Sale Price
On Completion of 10th Floor Roof Slab	:	5% of Sale Price
On Completion of 12th Floor Roof Slab	:	5% of Sale Price
On Completion of 14th Floor Roof Slab	:	5% of Sale Price
On Completion of 16th Floor Roof Slab	:	5% of Sale Price
On Completion of 17th Floor Roof Slab	:	5% of Sale Price
On Completion of Flooring & Wall Painting	:	5% of Sale Price
On Receipt of Occupation Certificate	:	5% of Sale Price
On Intimation of Possession	:	5% of Sale Price + IFMS + Stamp Duty + Registration Charges