



VIVA
HEIGHTS

VIVA BUILDCON PVT. LTD.



ABOUT US

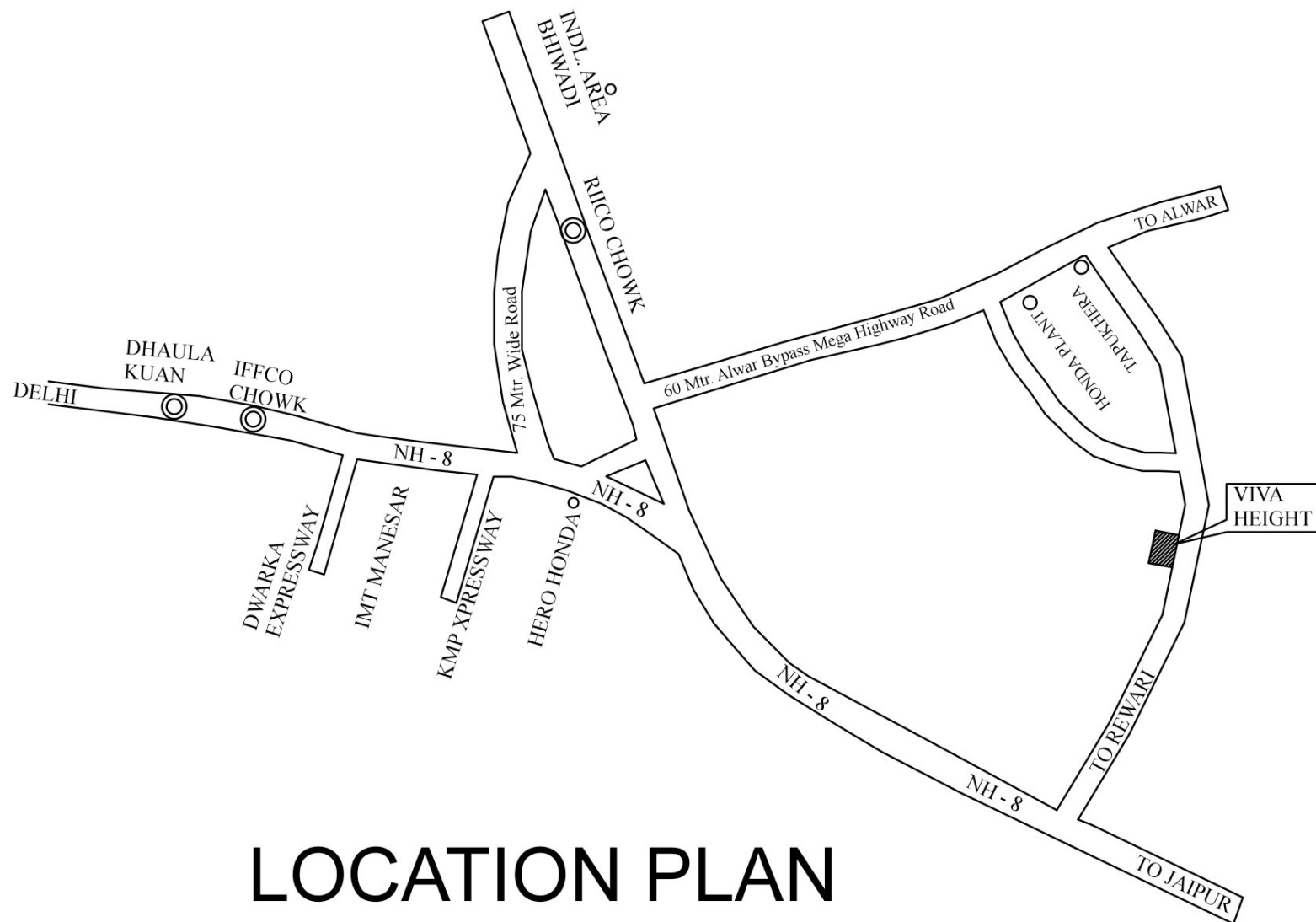
- With 'Perfection and Quality' as their motto, VIVA BUILDCON are carving a niche for themselves among the real estate developers in Gurgaon & DELHI NCR
- VIVA BUILDCON PVT. LTD. was established with a vision to provide top-notch residential & commercial projects to its customers along with greatest standards of principles and professionalism.
- At VIVA BUILDCON, we focus on delivering quality, value for money, commitment, punctuality and customer satisfaction while planning a project.
- We also endeavor to be one of the trusted and most preferred brands in the real estate industry
- Our mission- to change the living standard of the society by pushing boundaries of design and maintaining quality
- Since its inception, the Company has an expert team of professionals that strives to provide excellent quality property at an affordable price to its customers. We also have tie-ups with various banks to facilitate providing home loans to the customers.

- A highly motivated team of Architects, Planners, Engineers, Interior Designers, Landscape Designers & Project Management professionals ensure that the best quality of the design solution is delivered for every project undertaken by VIVA BUILDCON

PROJECT DETAILS

- Spread over a Area22270 sq.mts(approximately 9 bighas)
- A modern and beautifully designed Group Housing sited in the lap of Nature; strategically located Bhiwadi Sector-26A, on the State highway from Khuskhera Industrial Area to Kasola Chowk intersection on NH8.
- It is a premium property in every respect and an ideal destination for both investors and those seeking to take part in the dynamic growth of this area.
- Strategically located in one of the fastest developing areas , the project s situation will ensure rewarding investment

- With the project designed by international experience architects and interior designers, you will be experiencing world-class style and ambience
- Exquisitely landscaped environ within the complex
- A veritable township with all the amenities required for modern living



LOCATION PLAN

PROJECT LOCATION

Bhiwadi: The new Focus Suburb of Delhi

- The town is spread over nearly 5,300 acres, and houses around 2,700 big, medium and small-scale industries. These include various industries like steel manufacturing, engineering, electronics, pharmaceuticals, textiles, printing, cables, rolling mills, food processing , herbal care units, etc
- The expansion of the Honda factory has seen a huge increase in its workforce, which has prompted developers to create more housing in this area. Toyota is also planning to set up a plant in the same location and the announcement has led to another boom.
- Bhiwadi is increasingly becoming a premium and well-managed town that offers all the amenities required for comfortable living.
- All basic amenities like piped water, good schools, transportation, hospitals, telecom networks, banks, etc.
- One of the biggest advantage is the proximity to the Kundli-Manesar-Palwal Expressway(KMP) and the Delhi-Mumbai Industrial Corridor(DMIC)
- The project lies on the State highway from Khushkhera Industrial Area to Kasola Chowk intersection on NH8

- Proposed International Cargo Terminal in the vicinity

A LIST OF INDUSTRIES IN THE BHIWADI INDUSTRIAL AREA

- Gillette India Ltd
- Honda Motorcycle & Scooter India (HMSI)
- Honda Sael Cars India Ltd.
- Ashok Leyland
- Eicher
- Saint-Gobain Glass India Ltd
- Havells India Ltd
- Paramount Cables
- Shree Cements
- United Breweries Ltd
- MothersonSumi Systems Ltd
- Climate Systems India Ltd
- Federal Moghul Goetze
- Kajaria Ceramics Limited

- RayBan Sun Optics India Ltd.
- Vijohn

KEY DISTANCES TO OTHER CITIES/TOWNS

- Indira Gandhi International Airport 55 Kms

- New Delhi 70 Kms

- Gurgaon 40 Kms

- Jaipur 180 Kms

- Nearest railway Station- Rewari 16 Kms

A GREAT INVESTMENT OPTION

- Bhiwadi is only a few kilometers away from Manesar, an emerging industrial and **real estate** hub adjoining Gurgaon, which has brought the attention of **investors** and buyers on this bustling township.

- Bhiwadi is a typical Tier II city and gives value for money to the investors and the buyers alike.
- The rapid industrial growth coupled with good connectivity has made this place very attractive to people interested in real estate.
- The expected movement of various companies too will boost the real estate market in Bhiwadi, and thus provide good appreciation.



SITE PLAN

PROJECT FEATURES

Landscaping

- Beautifully landscaped gardens with water features
- Open air amphitheatre
- Fragrance garden
- Impressive entrance plaza with fountains, water bodies
- Wide roads and planted pathways
- Ample parking space
- Jogging trail
- Paved Walkways

- Pavilions
- Play-pens and sand-pits for children



Come home to your own paradise...

CLUBHOUSE

- Large hall for gatherings
- Smaller halls
- Indoor games(pool tables)
- Gym
- Steam, sauna, massage rooms
- Health Centre
- Swimming pool

OTHER AMENITIES/SOCIO-CULTURAL

- Temple
- Well with chaupal/chabutra
- Convenience of a commercial complex within the property

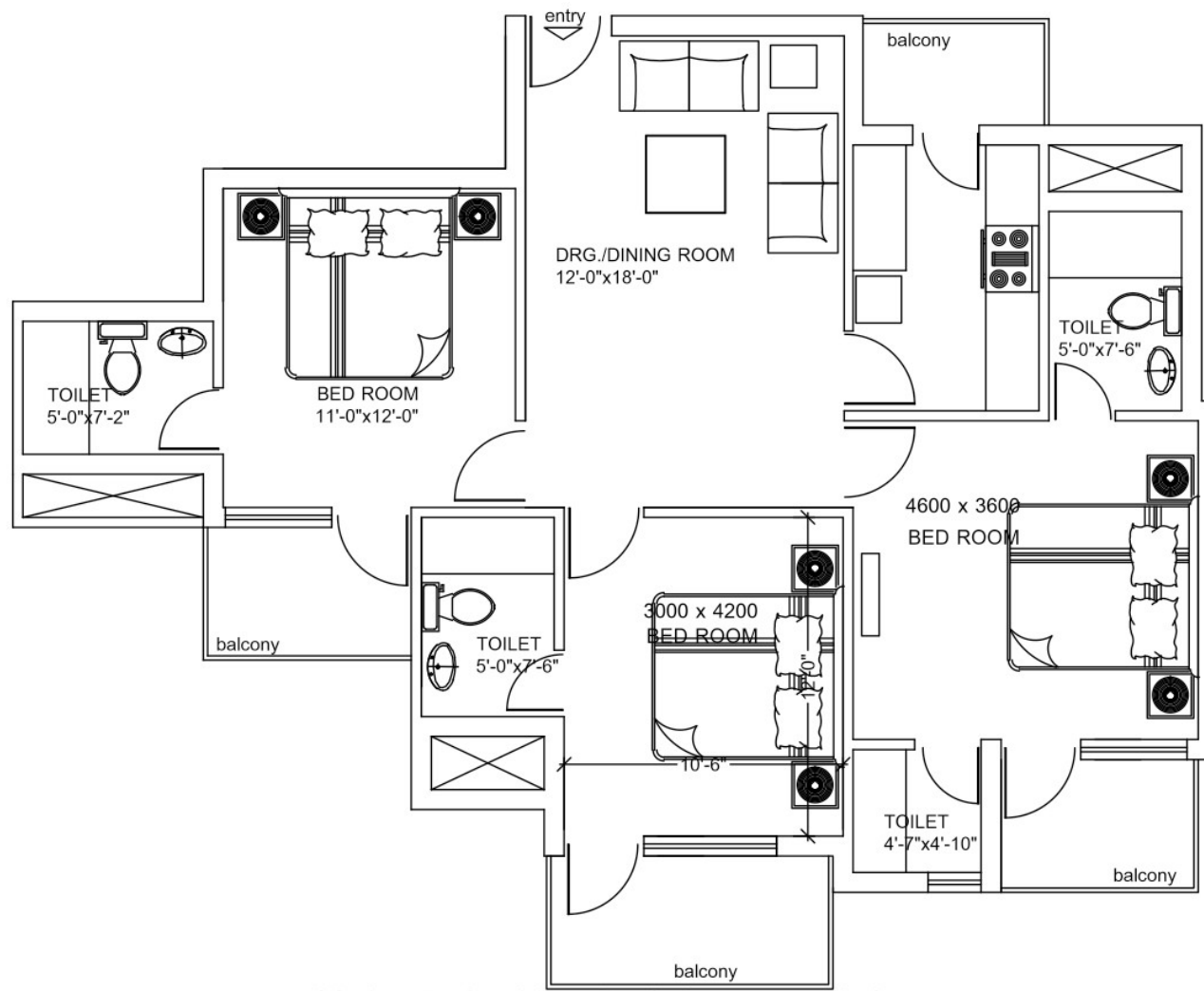
- Creche/day care
- Plenty of Parking space(on-road, stilt and basement)

SPORTS

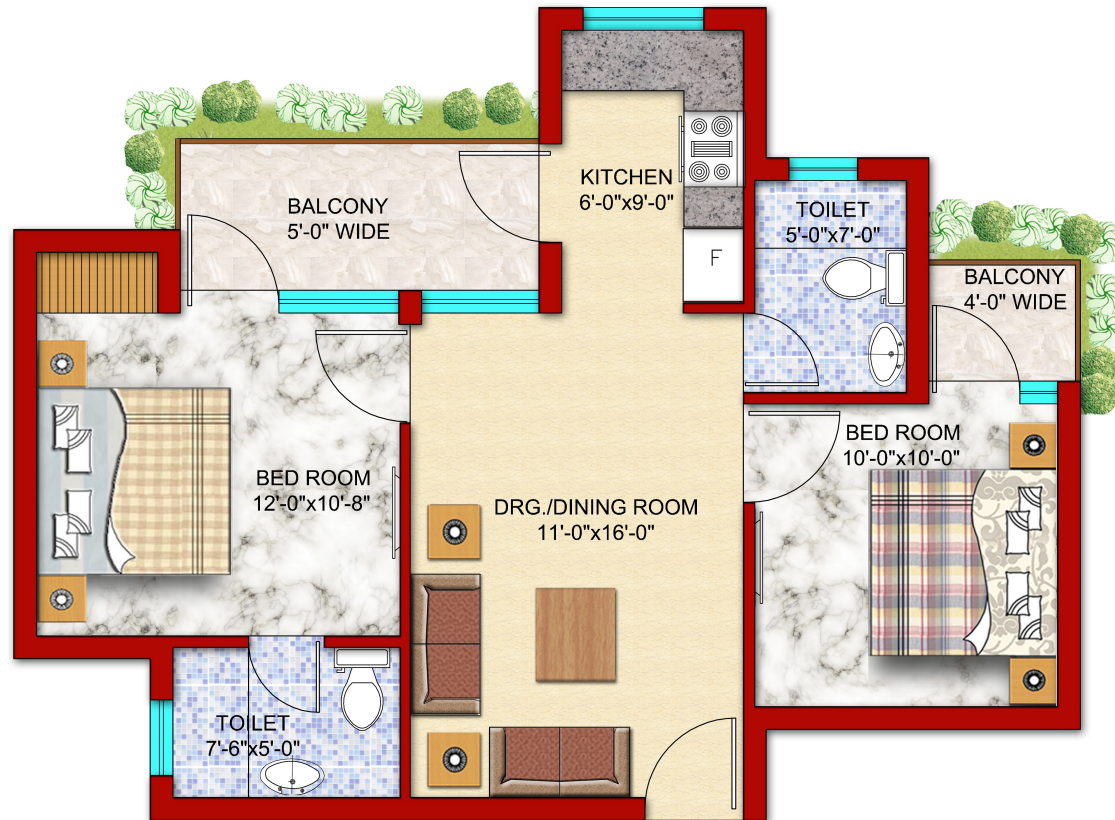
- Tennis court
- Basketball court
- Swimming pool(for grown-us)
- Children's splash pool
- Play field
- Filled Play-pens and sand-pits for children



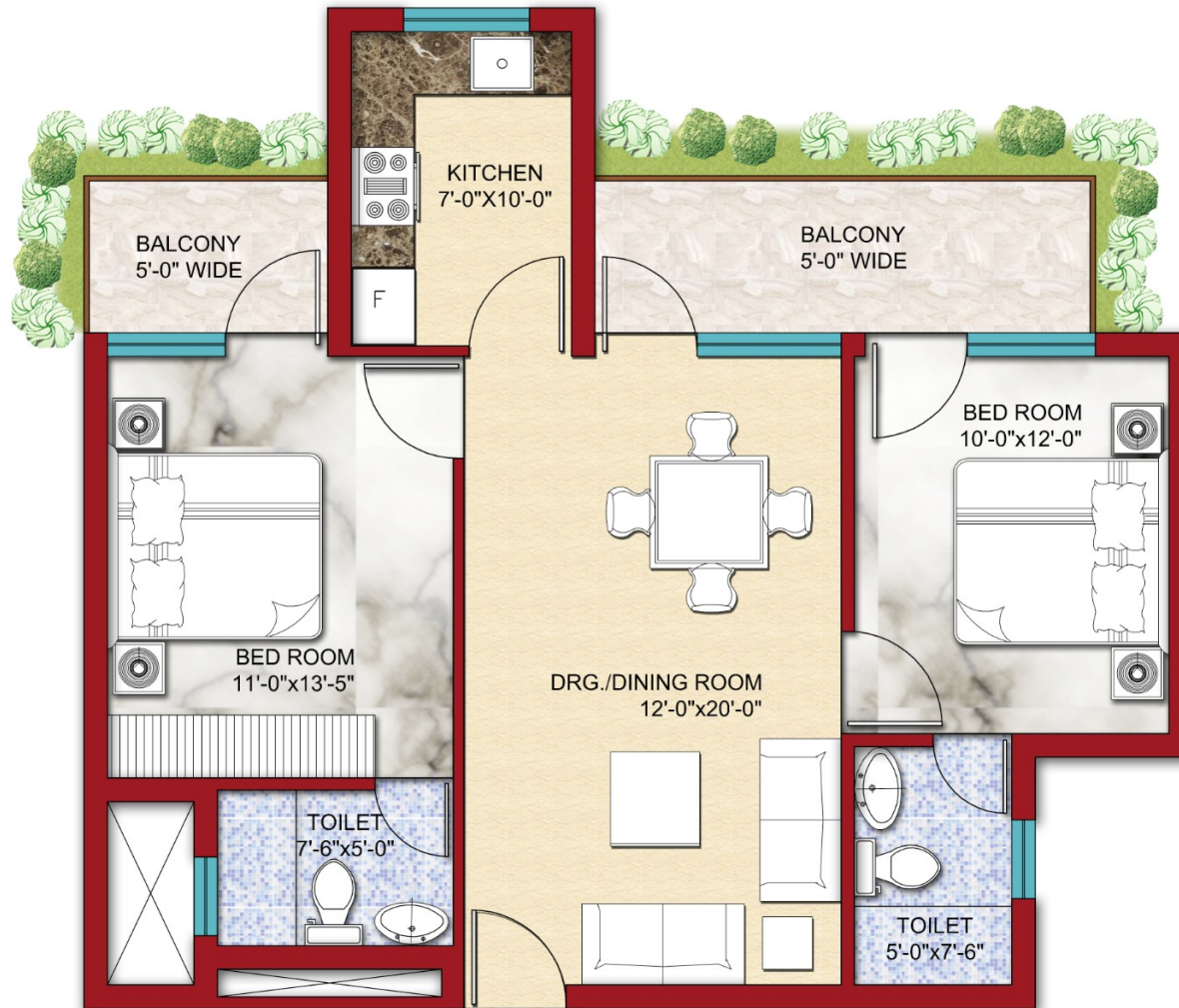
Come home to your own paradise...



3 BHK- 1310 SQ.FT.(Super area)



2 BHK(Option 1)- 865 SQ.FT(super area)



2 BHK(Option 2)- 1050 SQ.FT(super area)



1 BHK- 630 SQ.FT(super area)

SPECIFICATIONS

LOCATION	FLOORING	WALLS	INTERNAL DOORS	EXTERNAL DOORS & WINDOWS	OTHERS
Bedroom	Vitrified Tiles	Pleasant shades of OBD	Moulded shutter Panel Door with hard wood frames	Moulded/ Aluminum Doors	-

Living/Dining	Vitrified Tiles	Pleasant shades of OBD	Moulded shutter Panel Door with hard wood frames	Moulded/ Aluminum Doors	-
Kitchen	Anti Skid Ceramic Tiles	2' high Ceramic Tiles above working platform, rest OBD	Moulded shutter Panel Door with hard wood frames	Moulded/ Aluminum Doors	-
Toilets	Anti Skid Ceramic Tiles	Ceramics Tiles upto ceiling and OBD in pleasant shades	Moulded shutter Panel Door with hard wood frames	Moulded/ Aluminum Doors	-
Balcony	Anti Skid Ceramic Tiles	OBD	-	-	-
Servant Room	Ceramic Tiles	OBD	Commercial Flush shutter Panel Door with hard wood frames	Moulded/ Aluminum Doors	-
Corridor / Lobby	Vitrified Tiles/Selected Marble / Kota	Selected Marble/ Granite cladding & OBD	-	-	-

OTHER FEATURES

- 24x7 Security-gated complex

- CC TV and surveillance
- Intercom
- Elevators& Service Lifts in each tower block
- 24x7 Essential Power Supply
- Fire-Fighting System
- Earthquake resistant Structure
- Designed for ample light and ventilation
- Beautifully Landscaped
- Acrylic Emulsion paint
- Powder-coated Aluminum glazings
- Branded CP Fittings& Sanitary ware

- Stainless Steel sink in kitchens
- Rest-room for Drivers and Security Staff
- Visitor's Lobby in each tower block
- RO Water Purifier supply to kitchen
- Wooden Flooring in Master Bedrooms
- Piped Gas Provision
- Premium quality Granite counter in kitchens
- CCTV and Surveillance

PRICE LIST & PAYMENT PLANS

PRICE LIST

B.S.P.	Rs. 2250/-
External Development Charges (E.D.C.)	
Infrastructure Development Charges (IDC)	Rs. 100/-

Car Parking	Covered	Rs. 1,50,000/-
	Open	Rs. 75,000/-
Club Membership		Rs. 50,000/-
PLC	Corner	3% OF BSP
	Garden Facing	3% OF BSP
	Garden+Corner	5% OF BSP
IFMS		Rs. 40/- Sft
Power Back-Up		Rs. 25000/- per KVA

BOOKING AMOUNT AND SIZES

S.NO.	UNIT	AREA	BOOKING AMOUNT
1.	1 BHK	630 SFT	RS. 1,50,000/-
2.	2 BHK OPT.-1	865 SFT	RS. 2,00,000/-
3.	2 BHK OPT.-2	1050 SFT	RS. 2,25,000/-
4.	3 BHK	1310 SFT	RS 3,00,000/-

CONSTRUCTION LINKED PLAN

At the time of booking	10% of B.S.P
Within 30 days of booking	10% of B.S.P
Within 120 days of Booking	10% of B.S.P
On Start of Excavation	10% of B.S.P

On start of Stilt Floor	5% of B.S.P + 50% EDC & IDC
On Start of Third Floor	7.5 % of BSP + 50% Car parking
On Start of sixth Floor	7.5 % of BSP + 50% Club membership Charges
On Start of Eighth Floor	7.5 % of BSP + 50% Car parking
On Start of Terrace floor	7.5 % of BSP + 50% Club membership Charges.
On Start Brick Work	5% of BSP
On Start of Internal Plaster	5% of BSP + 50% of EDC & IDC
On Start of External Plaster	5% of BSP
On Start of Flooring	5% of BSP
At the time of possession	5% of BSP + IFMS & other charges

DOWN PAYMENT PLAN(10% OF BSP)

At the time of booking	10% of B.S.P
Within 60 days of booking	85% of BSP
On Possession	5%+ EDC +IDC +Car Parking + Club Membership

PLC FLOOR WISE

Ground Floor	2600/-
1st - 3 rd Floor	2450/-
4th -6th Floor	2400/-

7 th – 9 th Floor	2350/-
10 th – 12 th Floor	2300/-
13 th – 15 th Floor	2250/-

Terms & Conditions:

* The Payment can be made through Demand draft/pay order in favour of **VIVA BUILDCON PVT. LTD.** payable at Gurgaon.

* Price and discounts mentioned herein are subject to change and owner/The company reserves the right to revise price without prior notice.

* The above prices are exclusive of service tax, stamp duty, documentation charges which shall be additionally payable by applicant.

* The above prices are of super area which includes the covered area plus proportionate common area Such as corridor,passage,lifts,staircase, mumty,watertanks,guardroom,electric room & architectural features etc.