

EPIC
HOMES
START YOUR EPIC STORY

EXTRAORDINARY
ADDRESS FOR
EXTRAORDINARY





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Artistic Impression

ABOUT EPIC HOMES

**BECAUSE HOME IS WHERE
YOUR STORY BEGINS...**

Epic Homes brings together comfort, beauty and heartfelt living in a way that feels instantly familiar. Sunlit avenues, refreshing green landscapes and thoughtfully designed spaces create an inviting atmosphere where families breathe deeply and enjoy life at their own pace. Every detail encourages a sense of harmony, mornings filled with promise, afternoons rich with energy and evenings wrapped in gentle calm.

The community carries a quiet elegance that supports meaningful living, whether through shared laughter, simple routines or treasured celebrations.

THE EPIC STORY

Every great creation begins with a belief, a belief that living well is not defined by luxury alone, but by balance, warmth and connection.

Epic Homes was born from this philosophy: "To craft spaces that blend thoughtful design with genuine comfort."

Every home carries the promise of innovation, sustainability and excellence, values that guide every decision we make. Architecture becomes art when it serves the people who live within it and beauty finds meaning when it brings ease to daily life.

Each structure, each landscape and each detail reflects a legacy built on trust and timeless craftsmanship. We don't just build homes; we design experiences that grow with families and evolve with their dreams.

Epic Homes stands as a symbol of modern living, which is inspired by purpose, sustained by passion and defined by care.



DOUBLE HEIGHT LOBBY

A Lobby That Speaks of Space and Style

A wide, airy entrance that fills with light and space, making every homecoming feel peaceful, elegant and truly special.



EPIC CLUB

EPIC HOMES | HREERA-PKL-FBD-801-2025 | HARERA website: <https://haryanarera.gov.in>

Your Everyday Escape, Waiting Right Here

The club offers calm corners and lively spaces, perfect for relaxing, socialising, staying fit or simply enjoying your time.

AMENITIES



EMERGENCY BUTTON IN BEDROOM

Help is just a press away



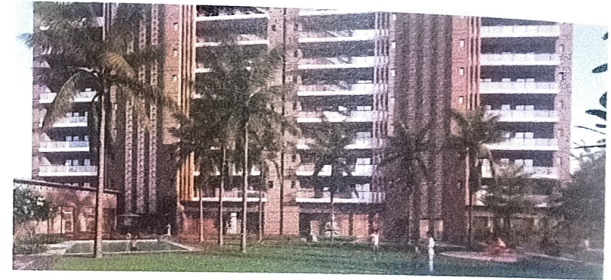
PLAY COURT

Where energy and
joy find space



TOT LOT

Safe corners for
laughter and play



LAWN

Fresh mornings, soft
grass and calm



PALM GARDEN

A tropical retreat within
your community



SWIMMING POOL

Refreshing escapes beneath
the open sky



TABLE TENNIS & SIT-OUT

Play, relax and share
conversations freely

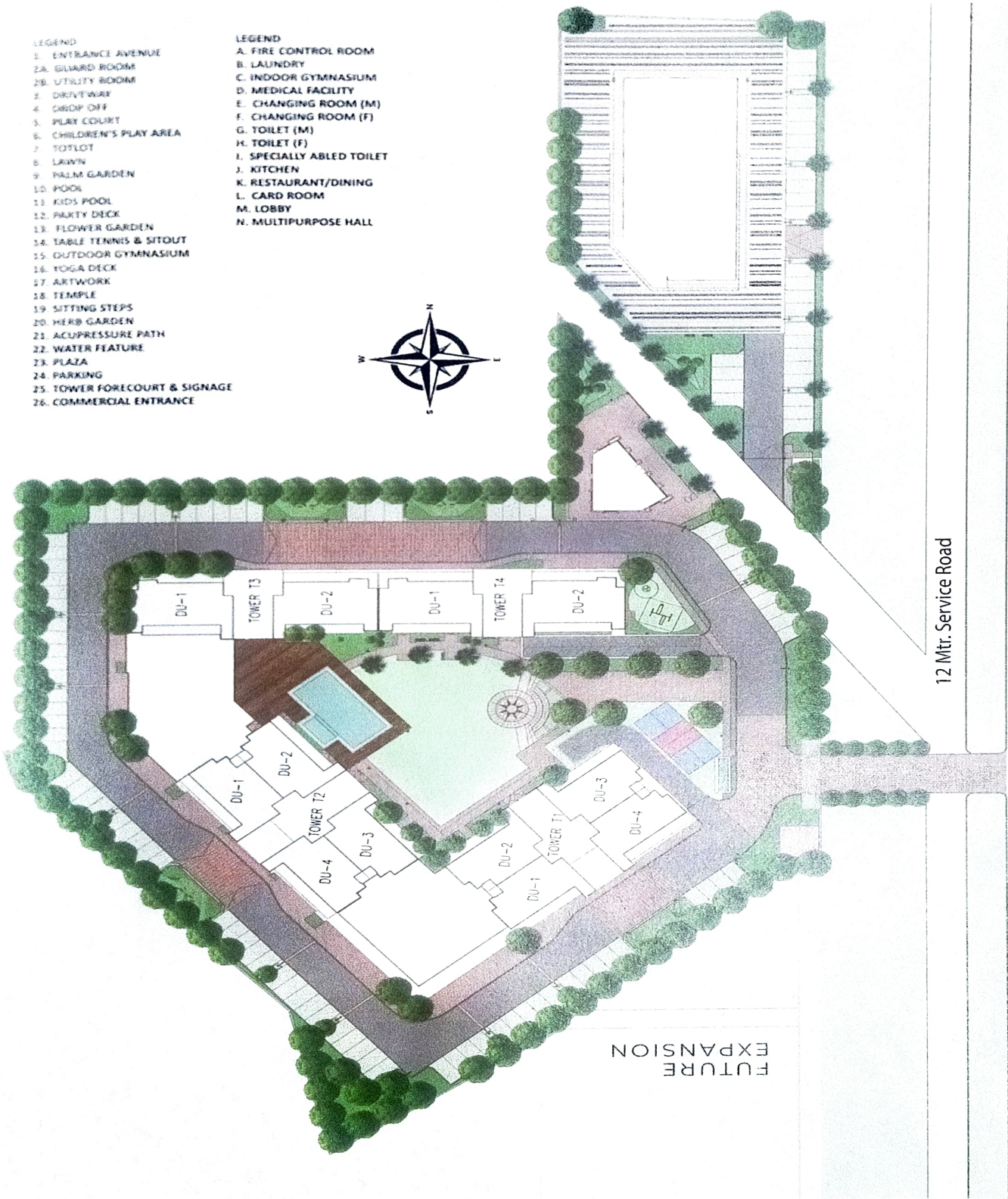


YOGA DECK

Peaceful breaths under
endless morning light

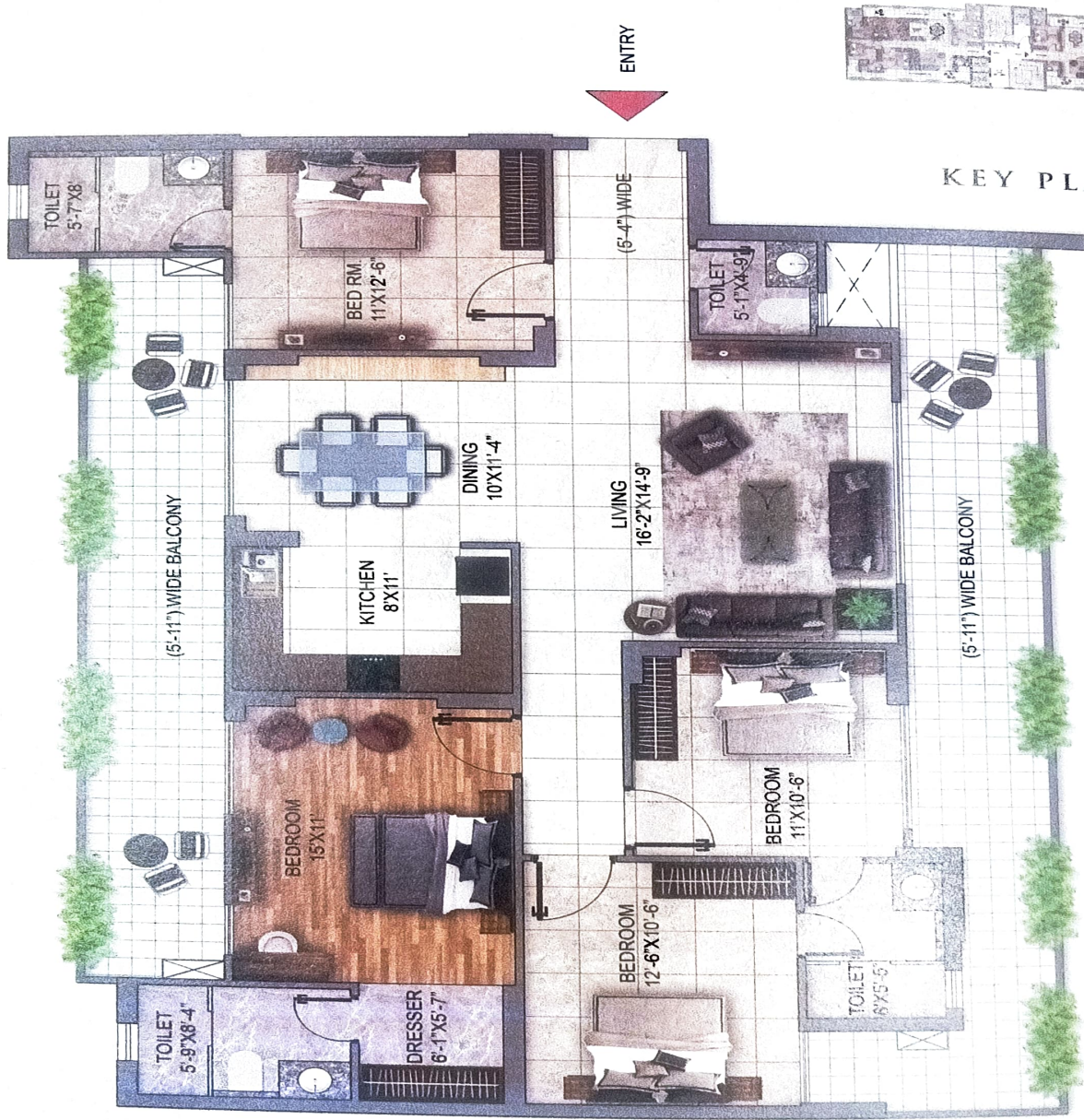
- LEGEND**
1. ENTRANCE AVENUE
 - 2A. GILWARD ROOM
 - 2B. UTILITY ROOM
 3. DRIVEWAY
 4. GAROP OFF
 5. PLAY COURT
 6. CHILDREN'S PLAY AREA
 7. TOTLOT
 8. LAWN
 9. PALM GARDEN
 10. POOL
 11. KIDS POOL
 12. PARTY DECK
 13. FLOWER GARDEN
 14. TABLE TENNIS & SITOUT
 15. OUTDOOR GYMNASIUM
 16. YOGA DECK
 17. ARTWORK
 18. TEMPLE
 19. SITTING STEPS
 20. HERB GARDEN
 21. ACUPRESSURE PATH
 22. WATER FEATURE
 23. PLAZA
 24. PARKING
 25. TOWER FORECOURT & SIGNAGE
 26. COMMERCIAL ENTRANCE

- LEGEND**
- A. FIRE CONTROL ROOM
 - B. LAUNDRY
 - C. INDOOR GYMNASIUM
 - D. MEDICAL FACILITY
 - E. CHANGING ROOM (M)
 - F. CHANGING ROOM (F)
 - G. TOILET (M)
 - H. TOILET (F)
 - I. SPECIALLY ABLED TOILET
 - J. KITCHEN
 - K. RESTAURANT/DINING
 - L. CARD ROOM
 - M. LOBBY
 - N. MULTIPURPOSE HALL



FLOOR PLAN

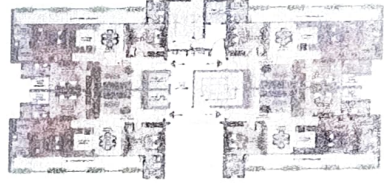
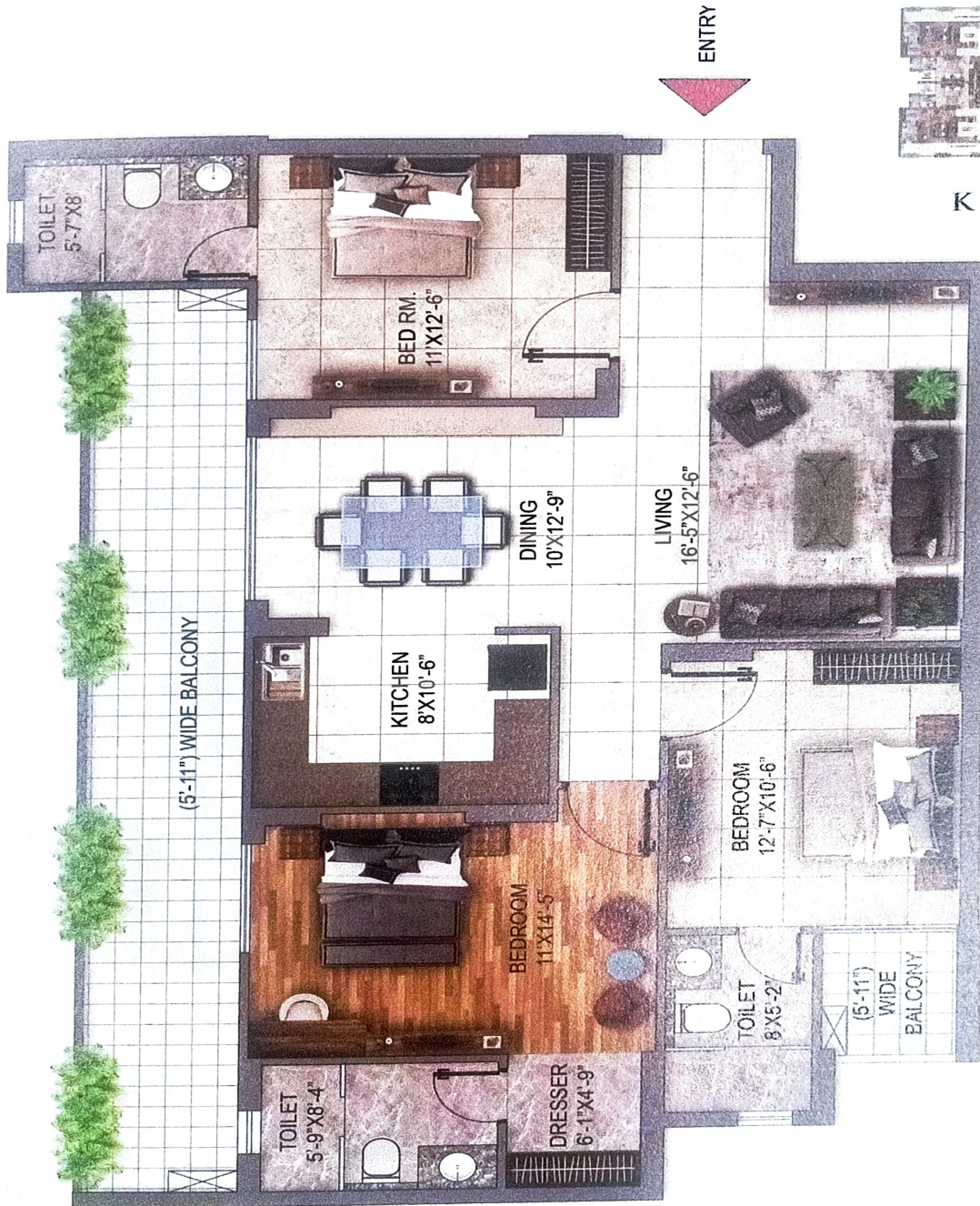
UNIT PLAN 4 BHK



KEY PLAN

CARPET AREA: 1301 SQ. FT.
BALCONY AREA: 504 SQ. FT.
SUPER AREA: 2230 SQ. FT.
(1 SQ. MTR. = 10.764 SQ. FT.)

UNIT PLAN 3 BHK



KEY PLAN

CARPET AREA: 1070 SQ. FT.
 BALCONY AREA: 275 SQ. FT.
 SUPER AREA: 1805 SQ. FT.
 (1 SQ. MTR = 10.764 SQ. FT.)



RERA NO.- HRERA-PKL-FBD-801-2025

Price List

w.e.f- 15.12.2025

Unit Type	Super Area	Basic Sales Price (BSP)
3 BHK + 3T	1805 Sq. Ft.	Rs. 8990/*- Per sq. ft.
4 BHK + 4T	2230 Sq. Ft.	

(*BSP Inclusive of EDC/IDC, Club Membership, 1 Car Parking)

Additional Charges

Interest Free Maintenance Security Charges (IFMS)	Rs. 200000/-
Preferential Location Charges (PLC)	As Applicable

CONSTRUCTION LINKED PAYMENT PLAN

Payment Due on	Due Amount (in %)
At the time of Booking	10% of BSP
With in 60 Days Booking	20% of BSP to be Completed
On Start of Excavation Work	10% of BSP
On Casting of Stilt floor slab	5% of BSP
On Casting of 4th floor slab	5% of BSP
On Casting of 8th floor slab	5% of BSP
On Casting of 12th floor slab	5% of BSP
On Casting of 16th floor slab	7.5% of BSP
On Casting of Top floor slab	7.5% of BSP
On Start of Frame Work	7.5% of BSP
On Start of Tile Work	7.5% of BSP
On Start of External Plaster	7.5% of BSP
On Start of External Paint	7.5% of BSP
Offer of Possession	5% of BSP + 100% of other charges & Possession Charges

Down Payment Plan (7% Rebate on 85% Payment)

At the time of Booking	10% of BSP
With in 60 Days Booking	85% of BSP
Offer of Possession	5% of BSP + 100% of other charges & Possession Charges

Note

- Cheque/DD will be issue in favour of "M/s Prosper Buildsquare LLP M COLL A/C".
- GST at present is 5% on BSP.