

M-TECH DEVELOPERS PVT. LTD.

(An ISO 9001:2000 Company)

OFFERS

M- TECH HEIGHTS

IN

BHIWADI

For details:

M- Tech Developers Ltd.

(An ISO 9001:2000 Company)

144/2, Mathura Road, Ashram, New Delhi - 110 014

Ph: 26342544, 26342963,

Fax: 011-26348809

E-mail: mtech.developers@gmail.com

M-TECH DEVELOPERS PVT. LTD.

OFFERS FLATS AT BHIWADI

M- Tech Developers an ISO 9001:2000 certified company is founded on the strengths of a strong foundation and vision. With a short span of time company has made strong track in terms of reputation, brand and organization that is synonymous with attributes of Trust, Credibility, Quality and Innovative. After getting overwhelming response in Camellia Garden Phase I & II, M-Tech Developer is now bringing a world class Township **M- TECH HEIGHTS** in Bhiwadi, complete in itself, sprawling over in 60 Bhigas of land. Its unique value offerings that make **M- TECH HEIGHTS** really exclusive. It offers the homes equipped with a comprehensive modern city infrastructure comprising internal amenity centers and facilities of all kinds, the township brings with it an unmatched life filled with the absolute charm of nature and complete with all the comforts.

M-Tech Developers offers 2/3/4 bedroom apartments in an environment, which vibrates with positive energy to live your life better. It also crafted with special attention to light and airflow, which might have dreamt of a family in an Apartment. To match their expectations and also to make their dream true, M-Tech Developers takes care right from designing to the finishing part and to supplement wonderful home. It is faith that allows M-Tech to build relationship that has gone beyond mere brick and mortar.

M-TECH HEIGHTS is strategically located on Bhiwadi-Alwar Road minutes away from NH-8 yet tucked away from the heavy traffic of the highway.

Surrounded by many existing and upcoming townships promoted by top builders. Proposed 8 lane road assure fast and easy access from Gurgaon and South Delhi. Besides this, offices, schools, hospital and shopping center are in close vicinity. Just walk to work or shop or simply let your children walk to School.

FACILITIES

- Cable TV provision in all rooms.
- A.C. in master bedroom.
- Exclusive children's area equipped with swings and slopes.
- Adequate cross ventilation and ideal natural light in every apartment.
- Vastu compliant layout
- Recreational needs for easing off daily stress like gym, swimming pool, jogging track, badminton/tennis courts etc.
- 60% Green spaces with landscapes.
- Shopping Mall and shopping centers of International Standards.
- Central Park.
- Modern high speed lifts and comfortable staircase.
- Round the clock security system with intercom facility from security cabin to all the apartments.
- Modular Kitchen.
- RO system in all the units.
- Fans/exhaust fans/light fittings with modular switches in all rooms.
- Chandelier in drawing room
- Marble flooring in all rooms

- Geysers in Toilets & Kitchen.
- 24 hours Power back up for each apartment (with charges)
- Fire fighting system installed at strategic points.
- 24 hours uninterrupted water supply through overhead tanks.
- Common toilets for servants/drivers on Ground Floor.
- Wood work in Master Bedroom.
- Adequate parking space.
- All essential consumer items available in daily need shop located within the complex.
- Internet Broad Band connectivity.
- Earthquake resistant RCC framed structure.
- Club of International Standard & Club membership.
- Ample Parking space.
- 24 hours Doctors, Medicine & Medical center.
- Various M-Tech approved banks and housing finance companies shall provide home Loan facility after launching.

PRICE LIST

SNo.	Type	Floor	Super Area (In Sq.Ft.)	Rate/Sq. Ft. (Rs.)	Net Cost	Regn. Amt.
1.	DD BR+Attached Toilets + Kitchen	GF to 9th	1200	1575	1890000	175000
2.	DD+3 BR+Attached Toilets + Kitchen	GF to 9th	1500	1575	2362500	225000
3.	DD+4 BR + Attached Toilets + Kitchen	GF to 9th	1900	1575	2992500	300000

Prime Location/EDC/Other Charges

- Ground Floor @ Rs. 100/- per sq.ft.
- First Floor @ Rs. 75/- per sq.ft.
- Second Floor @ Rs. 50/- per sq.ft.
- Corner/Pool/Front Facing/Park Facing @ Rs. 100/- per sq.ft.
- 1 KVA Power back up charges @ Rs. 20,000/-
- EDC/IDC shall be extra

- **Car Parking**

- Covered Car Parking Rs. 75,000/-

Interest Free Maintenance Security Deposit (IFMS)

- 2 BR Apartment - Rs. 30,000/-
- 3 BR Apartment - Rs. 45,000/-
- 4 BR Apartment - Rs. 60,000/-

Payment Plan- I

- a) Booking amount as per details given above.
- b) 10% within 30 days of launching of project.
- c) Balance amount in eight equal instalments in 24 months.

Construction Link payment Plan - II

At the time of Booking	- 10%
At the time of launching	- 10%
On start of Foundation	- 5%
On casting of G.F. Roof Slab	- 5% +50% Car parking
On casting of 1st Floor Roof Slab	- 5%
On casting of 2nd Floor Roof Slab	- 5%
On casting of 3rd Floor Roof Slab	- 5%
On casting of 4th Floor Roof Slab	- 5%
On casting of 5th Floor Roof Slab	- 5%
On casting of 6th Floor Roof Slab	- 5%
On casting of 7th Floor Roof Slab	- 5%
On casting of 8th Floor Roof Slab	- 5%
On casting of 9th Floor Roof Slab	- 5%
On completion of Brick Work in Apptt.	- 5%+50% of PLC
On completion of flooring work in Apptt.	- 5% +50% Car parking
On completion of internal plaster within Apartment	- 5% +50% of EDC
At the time of Possession	- 10% + Stamp duty+ any other charges as applicable + balance if any.

Payment Plan III (Down Payment)

Booking Amount	- 10% of Basic Price.
Allotment Money	- 15% (within 15 days of Booking)

Within 45 days of Booking	- 70% of Basic cost + PLC if any + Car Parking.
Less Down Payment Dis.	- 9% of Basic Price.
On Possession	- 5% of Basic Price + Stamp Duty + IFMS + OC.

Note:

1. Prices are escalation free.
2. Registration and other charges levied by any Govt. body shall be borne By applicable rates from time to time.
3. The company shall hand over the possession in 24 months from the date of launching. The company will pay penalty to its customer @ Rs. 2/- per sq.ft. per month if handing over the possession beyond the committed period. Similarly, the customer liable to pay holding charges @ Rs. 2/- per sq.ft. Per month if he fails to take possession within 45 days from the date of issuing of possession letter.
4. Cash discount is applicable only on down payment plan.
5. Prices indicated above are subject to revision from time to time at the sole discretion of the company.
6. All the payments shall be made by Cheque/DD drawn in favour of M-Tech Developers Pvt. Ltd., payable at Delhi/New Delhi.

M-TECH DEVELOPERS PVT. LTD.

(AN ISO 9001:2000 COMPANY)

ADVANCE REGISTRATION APPLICATION FORM FOR APARTMENTS

M/s. M-Tech Developers Pvt. Ltd.
144/2, Ashram, New Delhi.

Dear Sir,

I/We am/are interested to register for allotment of an upcoming Residential Apartment in M-TECH HEIGHTS, Bhiwadi being promoted by M/s. M-Tech Developers Pvt. Ltd., as per the terms and conditions given overleaf. I/we am/are making the advance payment in favour of M/s. M-Tech Developers Pvt. Ltd as per details given below:

1. First Applicant Mr./Mrs/Ms D.O. B.....
2. Son/Wife/Daughter/Mr/Mrs.....
3. Co-Applicant Mr. /Mrs/Ms..... D.O .B.....
4. Son/Wife/Daughter/Mr/Mrs.....
5. Profession Nationality.....
6. Residential Address
7. Office Address.....
8. Tel: Res..... off..... Mobile.....
9. Fax No E-Mail.....
10. Marital Status No. of Children.....
11. Income Tax PAN First Applicant Second Applicant.....
12. Flat Size Floor.....
13. Amount. In words.. ..
14. Cheque/DD/PONo..... Dated.....
15. Drawn on.....
16. Basic Rate (Per sq.ft) ... Total (Rs).....
17. Payment plan opted: Instalment Payment Plan (Plan A)/Down Payment Plan (Plan B)

***EDC/PLC/Car Parking/IFMS shall be extra**

Signature of Applicant Signature of Co-Applicant

Booked Through

ACKNOWLEDGEMENT (To be filled in by official only)

Received cash/cheque/DD/PO No. dated for Rs
(Rupees only)
from Mr/Mrs R/o.....
.....: towards registration of flat in M-TECH HEIGHTS,
Bhiwadi. Final receipt is being issued separately after realization of cheque/DD/PO.

(Authorised Signatory)

TERMS & CONDITIONS

1. The allotment of Flat in our upcoming scheme shall be made within six months of payment of registration money.
2. The registration amount deposited by you shall be adjusted against the booking amount on allotment of flat.
3. In case you wish to withdraw from the upcoming scheme, company shall refund-the entire amount deposited by you without any interest within 30 days from the date of submission of refund application.
4. Transfer of flat shall only be made with prior permission of the Company and necessary payment of processing fee.
5. In case company shall not receive payment in time, company has right to take any action even to cancel the Registration.
6. Payment has to make as per opted payment plan i.e. Construction Link Plan or Down Payment. Any change in making the payment plan opted by you shall be with the consent of the Company.
7. All cheques/drafts to be made in favour of M-Tech Developers Pvt. Ltd. Payable at New Delhi/Delhi only.