

M- TECH DEVELOPERS PVT. LTD.
(A unit of ANS Group)

PRESENTS

CAMELLIA GARDEN

IN

BHIWADI

For details:

M - Tech Developers Pvt. Ltd.

(A unit of ANS Group)

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M - TECH DEVELOPERS PVT. LTD.

OFFERS FLATS & VILLAS

AT BHIWADI

The gigantic group ANS has synergies its extensive experience to create a mélange of endless excitement - Camellia Garden.

ANS Constructions Ltd. an ISO 9001:2000 certified company was born Out of a vision that sought to make a contribution to the process of nation building. The journey of ANS began in 1966 with determination and the confidence to succeed. It was his driving ambition to go beyond the ordinary that prompted him to diversify into construction of housing and industrial. Projects of national significance.

ANS Group today is an impressive conglomerate of companies entering to various sectors. With a core team of dedicated professionals, commencing modestly with the execution of civil and structural works, **Real Estate Projects**, refineries, petrochemicals, fertilizers, process plants, infrastructure"Highwayand Roads, Housing, Landscaping. The company has numerous successful

Construction and Housing/Commercial projects in its portfolio at Bangalore, Indore, Lucknow, Alwar, Goa and Pune.

With deep roots in a successful past **M- Tech Developers Pvt. Ltd., a unit of ANS Group is developing a housing project - Camellia Garden at Bhiwadi** a splendid spectrum of world-class facilities flats for today's cosmopolitan consumers.

M-Tech Developers offers 2/3/4 Bedrooms apartments and Independent Villas crafted with special attention to light and airflow, which might have dreamt of in an apartment.

110 Bhigas of Real Estate space with apartments and Villas crafted to present a fuller life, rich in style and- a life enhance your prestige.

Camellia Garden in a heaven of tranquility and lush green environs with charmingly planned architecture that's crafted to harmonies perfectly with nature and modern amenities.

Camellia Garden built on a land area of 110 Bhigas with four/three sides open space. All the apartments are planned to be ready to move in with completely finished interiors of Best Quality.

IDEAL LOCATION

- A home in the heart of the city yet far away from the Urban Chaos.
- Most coveted posh residential locality on Bhiwadi- Alwar Road.
- 30 minutes drive from Gurgaon.
- Reputed educational institutions located nearby.

FACILITIES

- Cable TV provision in all rooms.
- 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.
- 80% Green spaces with landscapes
- Shopping Mall and shopping centers of International Standards.
- Central Park
- Modern high speed lifts and comfortable staircase
- A.C. in all the Flats & Villas.
- 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
- Vitrified Floor tiles in all rooms
- Wooden flooring in Master Bedroom in villas.
- 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
- Space of wardrobe in all rooms
- 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 So.Ft.)	Rate/Sq. Ft. (Rs.)	Net Cost	Regn. Amt. (8%)
1.	00+2 BR+Attached Toilets + Kitchen	1st to 10th	1200	1695	2034000	160000
2.	00+3 BR+Attached Toilets + Kitchen	1 st to 10th	1500	1695	2542500	200000
3.	00+4 BR+Attached Toilets + Kitchen	1st to 10th	1900	1695	3220500	250000
4.	Independent Villas 00 + 4 BR Toilets + Stores + Servant Room + Terrace (king size)	N.A	<u>2500</u> 250 sq. yard	1895	4737500	375000

5	Independent Villas 00+5BR+ Toilets +Stores + servant Room + Terrace(Maharaia)	N.A	<u>3000</u> 300 sq. yard	1895	568500	450000
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Prime Location/EDC/Other Charges

- . Ground Floor @ Rs. 75/- per sq.ft
- First Floor @ Rs. 50/- per sq.ft.
- Pool/Front Facing/Park Facing @ Rs. 50/- per sq.ft.
- 1 KVA Power back up charges @ Rs. 20,000/- .
- EDC for 2 B.R. @ Rs. 75,000/-.
- EDC for 3 B.R. @ Rs. 1,00,000/-.
- EDC for 4 B.R. @ Rs. 1,25,000/-.
- EDC for Villas @ Rs1,50,000/

Car Parking

- Covered Car Parking Rs. 50,000/

Interest Free Maintenance Security Deposit

- 2 BR Apartment Rs. 30,000/
- 3 BR Apartment Rs. 45,000/
- 4 BR Apartment & villas 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 installments in 24 months.

Construction Link Payment Plan - II

At the time of Booking	-	8%
At the time of launching	-	12%
On start of Foundation	-	5%
On casting of G.F. Roof Slab	-	5%+50% car parking
On casting of 1st Floor Roof Slab	-	5%+50% of EDC
On casting of 2nd Floor Roof Slab	-	5%+50% of PLC
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 casting top Floor Roof Slab	-	5%
On completion of Brick Work in Apptt	-	5%+50% of PLC
On completion of flooring work in Apptt	-	5%+50% of car parking
On completion of internal plaster Within Apartment	-	5%+50% of EDC

At the time of Possession

- 5%+ Stamp Duty + Any other charges as applicable

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ADVANCE REGISTRATION APPLICATION FORM FOR
APARTMENTS&VILLAS

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/Villa in Camellia Garden, 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 favors 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/Daugnter/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/Villa Size..... Floor.....**
13. Amount.....in words.....
14. Cheque/DD/Po. No..... Dated.....
15. Drawn on.....
16. Basic Rate (Per sqJt)..... Total (Rs).....
17. Payment plan opted: Installment 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..... Jar Rs.....

(Rupees..... only)

From Mr/Mrs R/o

..... Towards registration of flat/Villa in Camellia Garden,
Bhiwadi. Final receipt is being issued separately after realization of cheque/DD/Po..

(Authorized Signatory)

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 favors of M-Tech Developers Pvt. Ltd., payable at Delhi/New Delhi.