

M-TECH CAMELLIA GARDEN ESTATE

**MEGA URBAN RESIDENTIAL PROJECT
A.C. VILLAS WITH SWIMMING' POOL
NEW ERA OF LUXURIOUS LIVING**

IN

BHIWADI,

For Details:

**M- Tech Developers Ltd.
(A unit of ANS Group)
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M-TECH DEVELOPERS LTD. OFFERS BUILT UP VILLA AT CAMELLIA GARDEN ESTATE

Peace and tranquility have always been our main yearnings. And we have all gone beyond in setting and stretching every limit of comfort and supreme luxury.

Presenting Camellia Garden Estate the most scientifically crafted opulent Villas a special emphasis on location and convenience. This statement of style presents the most coveted elements you need when on a vacation - **salvation** and satisfaction.

In the lap of natural Bounty, there is space for a special place called home. Where the day begins with the freshness of a new morning right outside the door. This would be the place you would like to spend rest of your life. Secure, healthy and contented. **M-** Tech Camellia Garden Estate, Bhiwadi offers Villas of 1000, 1700 and 2500 sq.yds. area are designed keeping in view the superior taste of those who never settle for anything less than the best and wish to idea a richer life and the land having blessings of nature with full of greens and full of nature glory which you might have dreamt of.

Situated in Bhiwadi, Camellia Garden Estate is a mega-urban project and defines every lifestyle element with new precision. The project is acclaimed to be most unique in NCR defines luxury in spacious and green environment. These Villas combine various international themes to balance life's contrasts perfectly.

Chill out in the world-class interiors. Assiduously deliberated, all spaces here are structured to give your world an unspent delight. In other words, a unique

Consistency between the outer facades and the spaces within is the highlight of the complex. The uncluttered decor has been perfectly complemented by simple and stylish fittings. This lends an unseen elegance to every room and simultaneously enhances the day-to-day activities as also your privacy.

Imagine an extension of the freedom you have always wanted. Absolutely revitalizing, that's the spirit instilled in the internationally styled green expanses that make this place an absolute boost-zone. It's harmonizing-- elements its exceptional fountain bodies/ swimming pool and air-conditions in each Villa gives a magic potion to life all around. What's more, a kid's park along side this expanse is all set to give life a complete break from the day-to-day monotony. All this is further complemented by an advanced security system. Something that will make thrill come out in full through every time you step out of home.

Camellia Garden Estate is a world class township, complete in itself, sprawling over approx. 200 bhigas of land, representing the best of M-Tech Township development capabilities. Apart from flats and plots in Camellia Garden, Camellia Garden-II and M-Tech Heights, its unique value offerings that make paradise Villas really exclusive. It offers you complete integrated solutions with homes in a select neighborhood. 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 of a free flowing worry free life. And also, the ideal city for a lovely home and a lively lifestyle, right in the centre of civilization.

FACILITIES

- Swimming Pool in each Villa
- Air-conditioned Villas
- Landscape and fountains of international standard in each villa.
- Exclusive children's area equipped with swings and slopes
- Recreational needs for easing off daily. Stress like gym, swimming pool, jogging track, badminton/tennis courts etc
- Multipurpose Hall (Marriages, Birthday, Reception). Wide Roads
- Schools & Nursing Homes
- Shopping Complex
- 60% Green spaces with landscapes
- Central Park
- Club of International Standard & Club membership
- 24 hours Doctors, Medicine & Medical center.
- 24 hours uninterrupted water supply through overhead tanks.
- Underground electric cabling and drainage system, pollution free environment.
- 24 hours modern security system with Gated Complex. . Modular Kitchen
- Vitrified tiles in all rooms
- Wooden work in master bedroom.
- RO system in all the units
- Fans/exhaust fans/light fittings with modular switches in all rooms.
- Chandelier in clawing room
- Vitrified Floor tiles in all rooms
- Wooden flooring in Master Bedroom villas.
- Geysers in Toilets & Kitchen
- 24 hours Power back up for each apartment (with charges)

About Promoter

M-TECH-ANS GROUP in the last four decades, has fulfilled the dreams of thousands of its satisfied customers and has carved out a sizeable niche for itself as a leading Promoter, Builder, Developer and Coloniser by successfully enveloping/constructing a number of Residential Colonies, Commercial Complexes refineries; petrochemicals, fertilizers, process plants, infrastructure, Highway and Roads(Housing(Landscaping. The company has numerous successful construction and Housing/Commercial projects in its portfolio at Bhiwadi(Alwar(Goa(Lucknow(JaipurandGhaziabad.

PRICE LIST

SNo.	Type	Area in Sq.yards	Super Built up area Sq.ft.	Net Cost (Rs)	Regn. Amt. (Rs)
1.	Independent Villa DD + 3 BR + Toilets + Terrace	1000	2000	55,00,000	5,50,000
2.	Independent Villa DD + 4 BR + Toilets + study + Terrace	1700	3500	85,00,000	8,50,000
3.	Independent Villa DD + 5 BR + Toilets + servant room + Terrace	2500	5000	1,25,00,000	12,50,000

Prime Location/EDC/IDC/Other Charges

- ◆ Corner/Park/Club Facing @ Rs. 150/- per sq.yd.
- ◆ IDC/EDC shall be extra.

Interest Free Maintenance Security Deposit (IFMS)

- ◆ 1000 Sq.Yard Villa - Rs. 1,00,000/-
- ◆ 1700 Sq.Yard Villa - Rs. 1,50,000/-
- ◆ 2500 Sq.Yard Villa - Rs. 2,00,000/-

Payment Plan – I

- Booking amount as per details given above
- Eight quarterly installments @ 10% of basic price starting from 30 days from the date of launching.
- Balance 10% at the time of possession + stamp duty + IFMS + any other charges as applicable.

Payment Plan II (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
- Less Down payment Dis. - 9% of Basic Price.
- On Possession - 5% of Basic Price+Stamp Duty+ IFMS+OC.

M_ TECH DEVELOPERS LTD.
(A unit of ANS Group)
ADVANCE REGISTRATION APPLICATION FORM FOR VILLA WITH FARM

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

Dear Sir,

I/We am/are interested to register for allotment of an upcoming Independent Villa with Farm in M-Tech Camellia Garden Estate, Bhiwadi being promoted by M/s_ M-Tech Developers 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 Ltd as per details given below:

1. First Applicant Mr.MrsMs 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 Rest Applicant..... Second Applicant.....
12. Villa with Farm size.....
13. Amount in words.....
14. OI/cheque/DD /PO No..... Dated.....
15. Drawn on.....
16. Basic Rate (Per sq.ft.).....Total (Rs)
17. Payment plan opted: (Plan I) f (PlanII) *EDC/PLC shall be extra

Signature of Applicantsignature of Co:-Applicant.....

Booked Through

.....

ACKNOWLEDGEMENT (To be filled in by official only)

Received cash/ cheque/DD /PONoddated for Rs.....
(Rupees.....)(only)

from Mr/Mrs. R/ 0
towards registration of Villa with Farm in M-Tech Camellia Garden Estate, Bhiwadi. Rnal receipt is
being issued separately after realization of cheque/DD/PO.

(Authorized Signatory)

TERMS & CONDITIONS

1. The allotment of Villa in our upcoming scheme shall- be made within seven 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 Villa 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. 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 favor of M-Tech Developers Ltd. Payable at New Delhi/Delhi only.