

M- TECH DEVELOPERS LTD.

(A unit of ANS Group)

PRESENTS

CAMELLIA VALLEY

IN

NEEMRANA

For details:

M- Tech Developers Ltd.

(A unit of ANS Group)

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# **M-TECH DEVELOPERS LTD. OFFERS PLOTS & VILLAS AT NEEMRANA**

Welcome to the version undulations of Rajasthan, the land where the placidity synchronizes with the vibrance of freedom and colorful lifestyles that have been the state's gift to mankind since eternity. The state having blessings of nature with full of greens, mountains, lakes, rivers, and full of nature's glory. M-Tech is now bringing out Camellia Valley In NCR - Neemrana, a city with rich heritage and international standard lifestyle.

Camellia Valley a proposed fully integrated township in NCR with world class lifestyle amenities, modern infrastructure and facilities with the natural green location - a destination where your dream become true. A proposed integrated township in approx. 200 bhigas of land offering plots of 160, 200, 300 and 500 sq.yards and villas of 200 and 300 sq.yards with all modern amenities and pleasure. 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.

M-Tech - ANS Group has been known for its quality and ahead-of-schedule project deliveries to the best corporate names and it is precisely this tradition and faith in M-Tech that we hope to uphold forever. M-Tech is striving for Excellence and very shortly aims to be one amongst the top key companies in providing Residential and Commercial needs of the modern Indian buyer.

In a short span time, M-Tech has launched number of residential and commercial projects in Bhiwadi, Goa, Lucknow, Alwar etc. and has fulfilled the dream of thousands of its satisfied customers and has carved out a sizeable niche for itself as a leading Promoter, Builder, Developer and Coloniser.

### **IDEAL LOCATION**

- A home in the heart of the city yet far away from the Urban Chaos.
- One hour drive from Gurgaon.
- Most coveted posh residential locality on NH-8.
- Reputed educational institutions, Hospital located nearby.
- Proposed Global City is coming in Neemrana-Beror in approx. 40,000 acres of land. This proposed city will be more hi-tech than Gurgaon, Noida and Greater Noida.

### **FACILITIES**

- Air-conditioned Villas
- 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 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)
- Landscape and fountains of international standard.
- 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.
- Various M-Tech approved banks and housing finance companies shall provide home loan facility after launching.

## PRICE LIST

SNo.	Type	Super Area	Rate/Sq. Ft. (Rs.)	Net Cost	Regn. Amt.
1.	Independent Villas DD + 3 BR Toilets	1800 sq. ft. 200 sq.yd	1250	22,50,000	225000
2	Independent Villas DD+4BR + Toilets +Stores servant Room	2500 sq.ft 300 sq.yd	-1250	31,25,000	300000
3.	Plot	160 sq.yd.	3500	560000	140000
4..	Plot	200 sq.yd	3500	7,00,000	175000
5..	Plot	300 sq.yd	3500	10,50,000	260000
6.	Plot	500 sq.yd	3500	17,50,000	435000

### 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)

- 200 Sq. Yard Villa. - Rs. 1,00,000/-
- 300 Sq. Yard Villa - Rs. 1,50,000/-

### Payment Plan – I

- a) Booking amount as per details given above
- b) Eight quarterly interest free installments @ 10% of basic price (for villas) starting from 30 days from the date of launching.
- c) Seven quarterly interest free installment @ 10% of basic price for plots starting from the date of launching.
- d) Balance 10% for Villas at the time of possession + stamp duty + IFMS + any other charges as applicable.
- e) Balance 5% for Plots 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 15days 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

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**ADVANCE REGISTRATION APPLICATION FORM FOR VILLA & PLOTS**

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 and Plot in M-Tech Camellia Valley, Neemrana 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 favour of M/s. M-Tech Developers 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 ..... Email.....
  
10. Marital Status ..... No. of Children.....
11. Income Tax PAN First Applicant..... Second Applicant.....
  
12. **Villa/Plot size**.....
  
13. Amount..... in words.. ..
14. Cheque/DD/PO No..... Dated.....
  
15. Drawn on.....
16. Basic Rate (Per sq.ft.)..... Total (Rs).....
17. Payment plan opted: **(Plan I) (PlanII) \*EDC/PLC shall be extra**

Signature of Applicant..... Signature of Co-Applicant.....

**Booked Through**.....

**ACKNOWLEDGEMENT (To be filled in by official only)**

Received cash/cheque/DD/PONo ..... dated..... For Rs .....

(Rupees.....only)

From Mr. /Mrs.....R/o.....

Towards registration of Villa/Plot in M-Tech Camellia Valley, Neemrana. Final receipt is being issued

Separately after realization of cheque/DD/PO.

**(Authorized Signatory)**

**TERMS & CONDITIONS**

1. The allotment of Villa/Plot 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 Villa/Plot.
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/Plot 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 favour of M-Tech Developers Ltd. Payable at New Delhi/Delhi only

