



***“IRIS FLOORS”***  
***At***  
***Vatika India Next, Gurgaon***



## INDICATIVE DEVELOPMENT CONCEPT

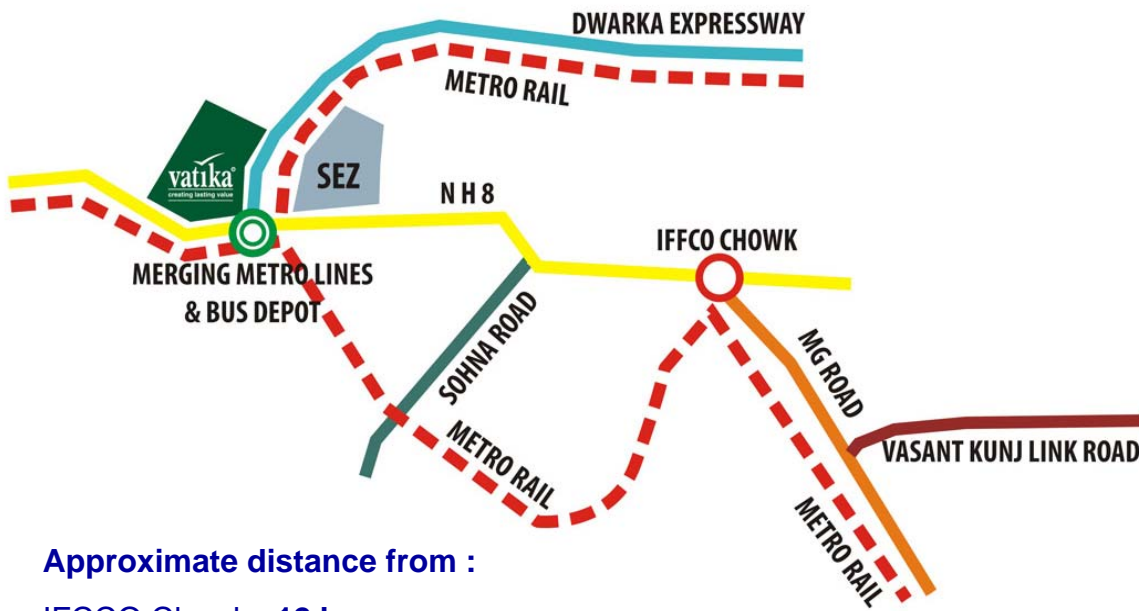


 iris  
floors  
EXCLUSIVE FLOORS BY VATIKA



**\*Urban Woods, independent floors on 360 sq. yds at Vatika Infotech City, Jaipur .**

# FUTURE next



## Approximate distance from :

IFFCO Chowk : 12 kms

International Airport : 25 kms

Rajiv Chowk : 6 kms

Haldiram's : 1 km

Vatika Triangle : 13 kms

Vatika City : 10 kms

DLF Phase 1 : 14 kms

India Next will be life beyond your imagination, where living will be more comfortable and approachable due to its strategic location and world class infrastructure.

A mega "Future Ready" integrated township project. Strategically located on the intersection of two 8 lane expressway's - the NH8, and the new proposed one connecting to North West Delhi Walking distance from proposed metro hub at the intersection of South Delhi- Gurgaon metro line and the Dwarka metro line Proposed ISBT project coming up in close vicinity. Spread through the prime sectors 82, 82A, 83, 84, 85.

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**Master Plan  
Vatika India Next, Gurgaon**



**Site for IRIS Floors,  
Sector 82,  
Vatika India Next**



# FUTURE **next**

## **“IRIS FLOORS” At Vatika India Next**



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# FUTURE **next**

## THE CONCEPT

Low rise row-housing.

Ground + 2 Structure on 300 Sq.yds.

Ground floor gets individual front & back garden with covered verandas.

1<sup>st</sup> & 2<sup>nd</sup> floor gets large balconies & terraces.

Common access to top terrace.

Reserved parking slot for each floor.

Provision for power backup.



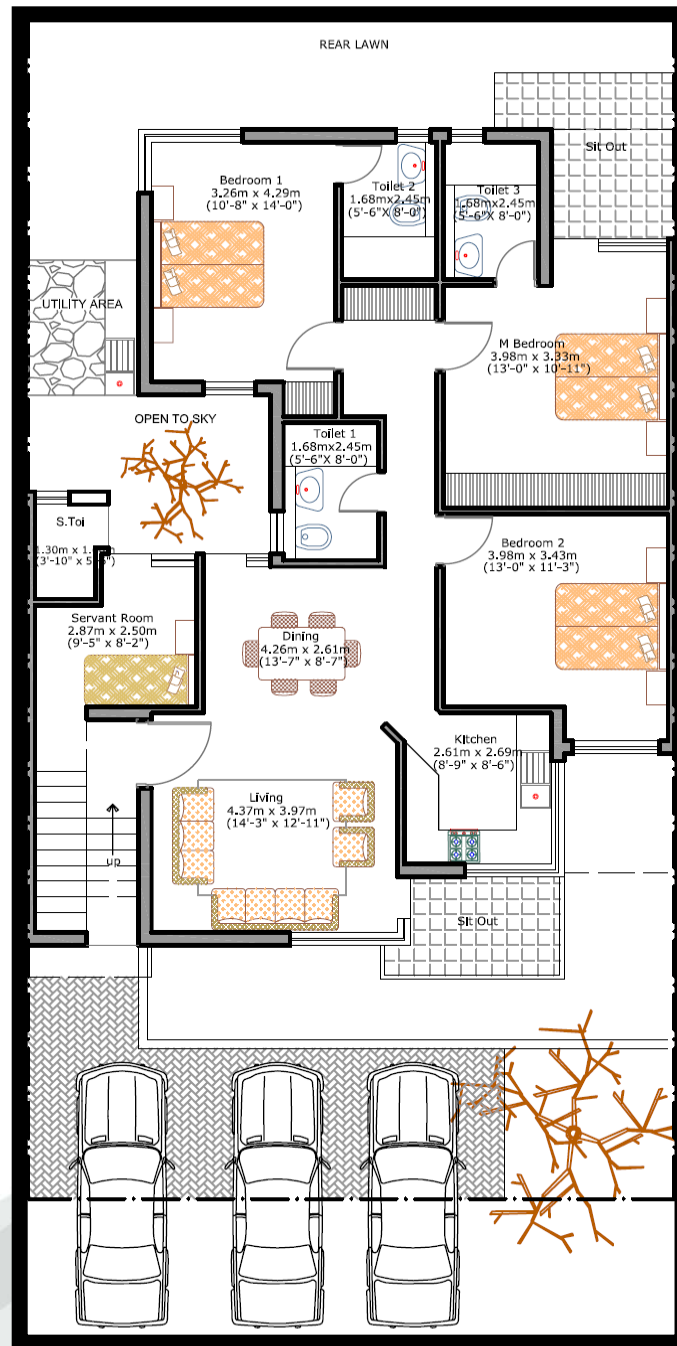
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# FUTURE **next**

## Floor Plans & Specifications



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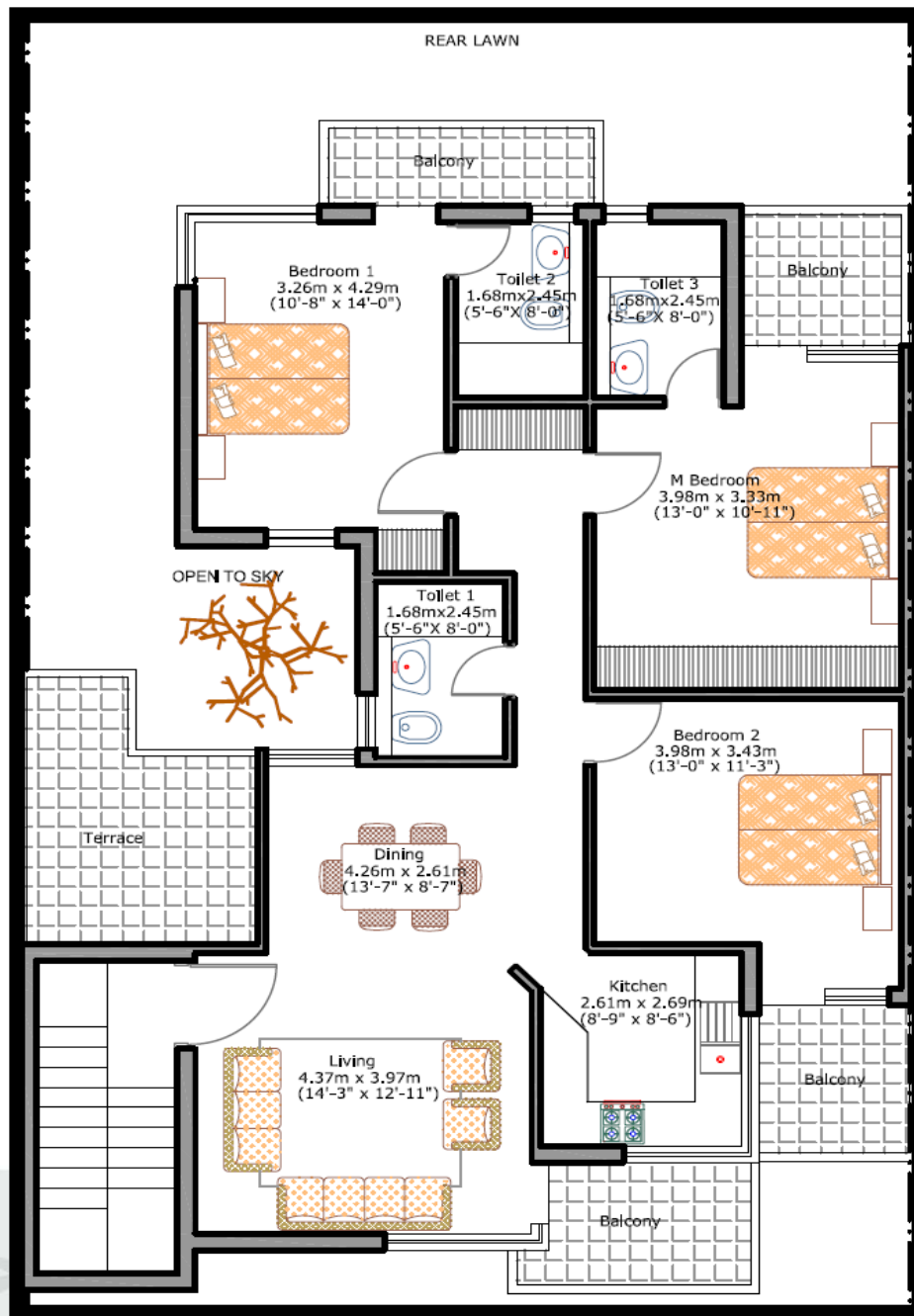


## Ground Floor Plan 3BR+S Unit

**Built Up Area : 1415 sq.ft.**

**Equivalent Super Area : 1961.67 sq.ft.**

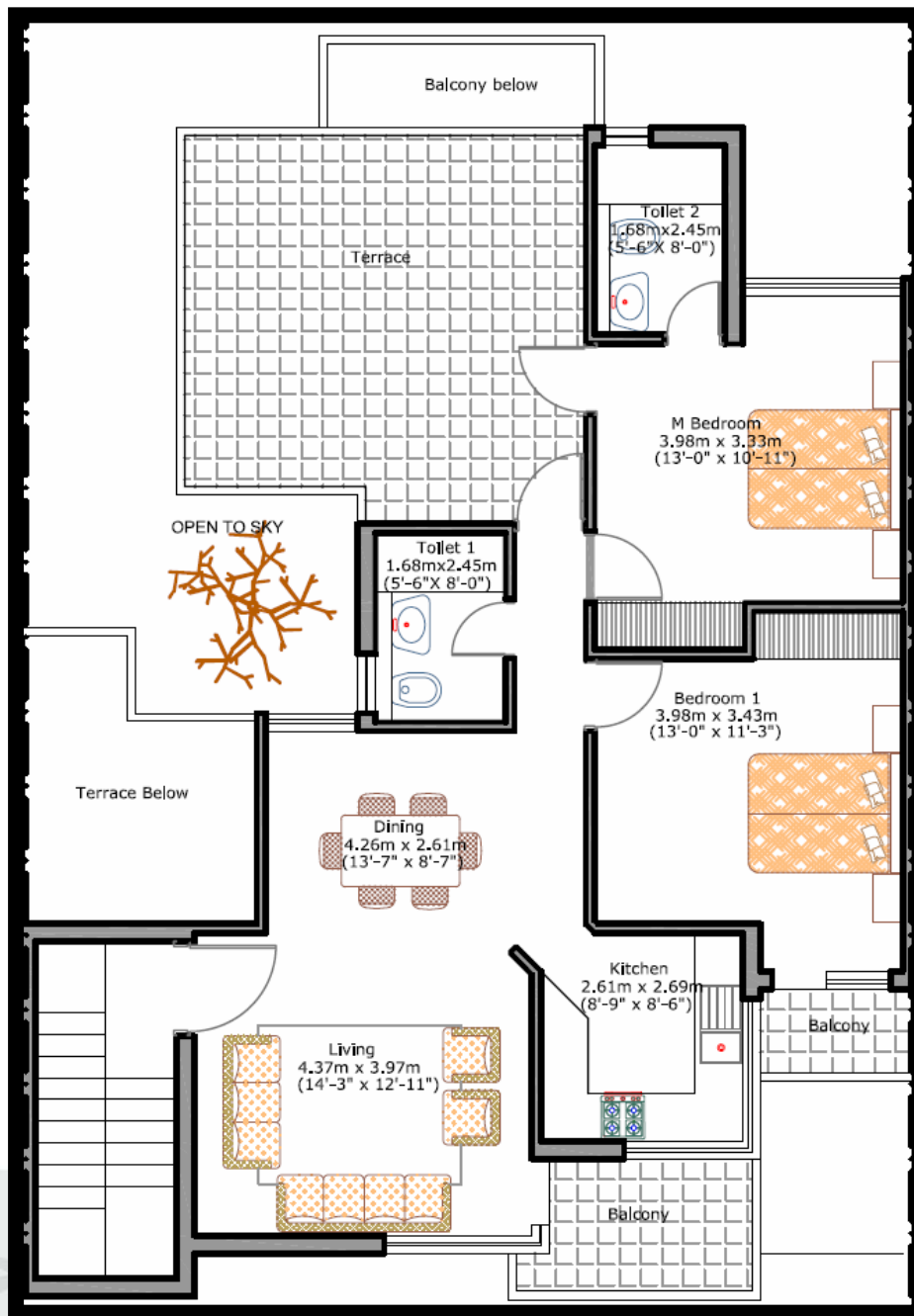




## First Floor Plan 3BR Unit

**Built Up Area : 1309 sq.ft.**

**Equivalent Super Area : 1820.33 sq.ft.**



## Second Floor Plan 2BR Unit

**Built Up Area : 1032 sq.ft.**

**Equivalent Super Area : 1426.00 sq.ft.**



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## Specifications

Living / Dining / Bedrooms: Vitrified tiles flooring, OBD.

Toilets: Anti-skid ceramic tiles, Branded sanitary fittings and fixtures, Pattern glazed tiles on walls.

Kitchen: Granite counter, stainless steel sink, ceramic tiles on the wall over counter.

Electrical: Complete electrical wiring with branded sockets & switches.

Doors & Windows: Flush doors with wooden frame, Window panes with glazed aluminium / durable wood.

Provision for Inverter: Inverter wiring for all electric / power points to be done by the Developer.



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## Basic Sale Prices ( Plot Size: 300 sq.yds )

Unit Type	Built-up Area (Including Staircase)	Balcony/Terrace/ Verandah Area	Equivalent Super Area	Basic Sale Price
3BR+S - GF	1415 sqft	137 sqft	1961.67 sqft	Rs. 39,23,000
3BR - FF	1309 sqft	306 sqft	1820.33 sqft	Rs. 34,44,000
2BR - SF	1032 sqft	365 sqft	1426.00 sqft	Rs. 27,65,000

- \* The above price is inclusive of one dedicated surface car parking, EDC/IDC (existing) & provision of wiring for Inverter.
- \* I.F.M.S (Interest free maintenance security) : As applicable, to be paid to the maintenance agency at the time of possession.



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## Construction Linked Payment Plan

At the time of Booking (to be completed in 30 days)	10%
Within 60 days or Allotment (whichever is later)	10%
Within 60 days from Allotment or Commencement of Earthwork at site (whichever is later) (This installment and all subsequent installments can be availed through Home Loan)	15%
On completion of Foundation	10%
On casting of Ground Floor Roof Slab	15%
On completion of Super Structure	15%
On completion of Brickwork with Plaster	10%
On completion of Flooring Work	10%
On offer of Possession	5% + IFMS + Stamp Duty & Registration Charges



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# FUTURE next

## Down Payment Plan (10% discount on Basic Sale Price)

At the time of Booking (to be completed in 30 days)	10%
Within 60 days or Allotment (whichever is later)	80%
On offer of Possession	10% + IFMS + Stamp Duty & Registration Charges



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**Thank You !**