



elevate
reserve

Development Manager

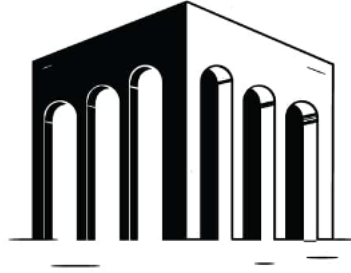
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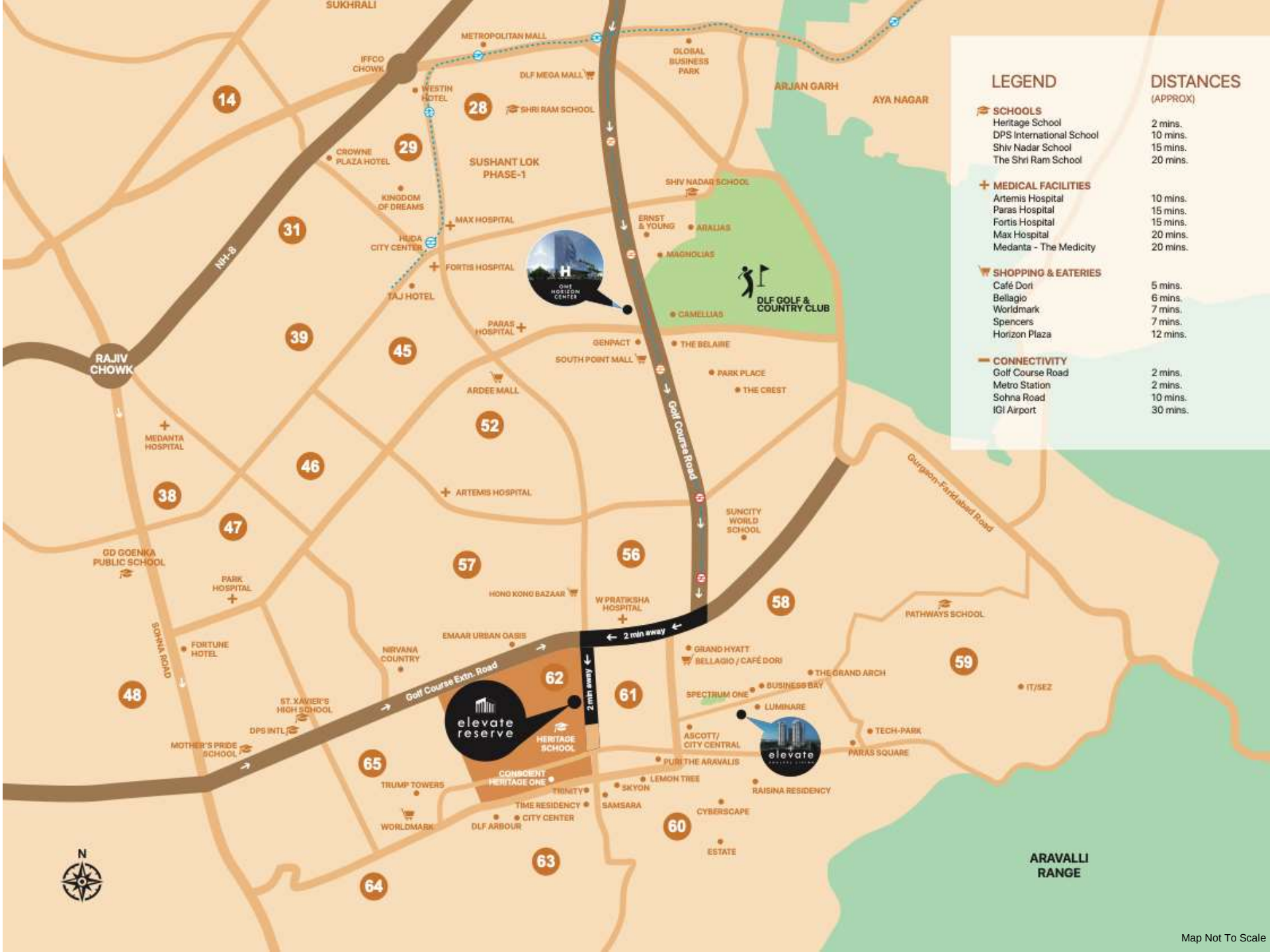
HRERA 101 of 2023

*FOR INTERNAL USE
ONLY



This is more than just a home. It's a little world of
serenity that envelops you with warmth, ease, and
comfort, leaving the city at the gates

LOCATION MAP



SITE PLAN

ELEVATE
RESERVE

MIX USE PROJECT – RESIDENTIAL + RETAIL



2 TOWERS

240 APARTMENTS

TOWER A

STILT + 41

3BHK 2745 sft
SALE AREA

164 UNITS#

#INCLUDING 88 UNITS
WITH 1 BEDROOM AS
SERVICE PERSONNEL

TOWER B

STILT + 38

4BHK 3395 sft
SALE AREA

76 UNITS

EWS - G + 4 - 43 UNITS

RESIDENTIAL

3BHK 2 Car Park/Unit

4BHK 3 Car Park/Unit

CLUB
G + 2

~50,000 SQ.FT.*

*Area including club internal amenities, pool deck area and other spill over areas

TOWER A (3BHK)

Carpet Area – 139 sq. mt. / 1,496 sq. ft.

Balcony Area - 25 sq. mt. / 269 sq. ft.



This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions, and no warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided.

TOWER B (4BHK)

Carpet Area – 171 sq. mt. / 1,840 sq. ft.

Balcony Area - 47 sq. mt. / 506 sq. ft.



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PROJECT IMAGERY



SUMMER PAVILION



3D VIEW OF TOWERS



CLUB ENTRANCE

PROJECT IMAGERY



Artistic Impression

LIGHTWELL CUT-OUT



Artistic Impression

BASEMENT DROP-OFF

LIST OF AMENITIES - CLUB

- TRIPLE HEIGHT FOYER
- OUTDOOR VERANDAH
- RESTAURANT
- BANQUET
- KITCHEN
- GYM
- LAP POOL
- KID'S POOL
- LIBRARY
- KID'S PLAY AREA
- POOL/BILLIARDS ROOM
- TERRACE DECK
- BADMINTON COURT
- SQUASH COURT
- JUICE BAR



CLUB ENTRANCE

LIST OF OTHER AMENITIES

- HALF BASKETBALL COURT
- JOGGING TRACK
- WATER FEATURE – TOWER ENTRY
- WELLNESS GARDEN
- SUMMER PAVILION
- LANDSCAPED LIGHT WELL CUT-OUTS
- CONNECTING BRIDGE



SUMMER PAVILION

SPECIFICATIONS

LIVING/ DINING / STUDY/ FOYER / FAMILY LOUNGE

Floor	Imported Marble/ Equivalent
Walls	Acrylic Emulsion Paint finish on POP Punning/ Gypsum/ Equivalent
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum/ Equivalent

MASTER BED ROOM / DRESS ROOM

Floor	Laminated Wooden Flooring/ Imported Marble/ Equivalent
Walls	Acrylic Emulsion Paint Finish/ Equivalent

MASTER TOILET / OTHER TOILETS

Floor	Marble/ Premium Quality Tiles/ Equivalent
Walls	Marble/ Premium Quality Tiles/ Equivalent
Ceiling	Acrylic Emulsion Paint on Ceiling / False Ceiling/Equivalent (extent as per design only)
Counters	Marble / Granite / Synthetic Stone/ Equivalent
Fixtures	Standard fixtures
Sanitaryware / CP Fittings	Premium Quality CP Fittings, Health Faucet, Wash Basin & EWC of standard make.

BEDROOMS

Floor	Laminated Wooden Flooring/ Equivalent
Walls	Acrylic Emulsion Paint Finish/ Equivalent
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum/ Equivalent

DOORS

Main Door	Flush Doors/ Equivalent
Internal Doors	Flush Doors/ Equivalent

KITCHEN

Floor	Marble / Premium Quality Tiles/ Equivalent
Walls	Premium Quality Tiles 2'-0" above Counters & Acrylic Emulsion Paint/ Equivalent
Ceiling	Acrylic Emulsion Paint on Ceiling
Counters	Marble / Granite / Synthetic Stone/ Equivalent
Fixtures	Premium Quality CP Fittings, Sink with Drain Board
Kitchen Appliances	Modular Kitchen with Hob & Chimney

UTILITY ROOM / UTILITY BALCONY / TOILET

Floor	Tiles of Standard Make/ Equivalent
Walls & Ceiling	Oil Bound Paint Finish/ Equivalent
Toilet	Anti Skid Floor & Tiles on the Walls with conventional CP Fittings & Sanitaryware
Balcony	Anti Skid Tile Floor/ Equivalent

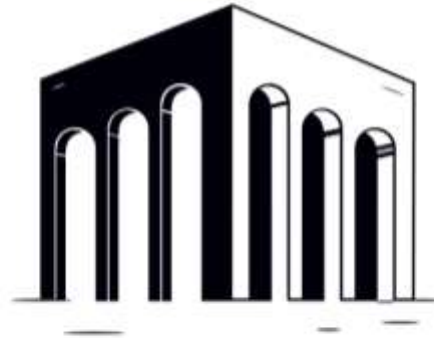
EXTERNAL GLAZING

Windows / Glazing	Aluminium/ UPVC/ Equivalent
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PAYMENT PLAN

		3 BHK	4 BHK
Payment Plan - Possession Linked Plan (30:30:10:25:5)			
		3 BHK	4 BHK
1	Advance for Booking	Rs. 25,00,000	Rs. 35,00,000
2	Within 30 days of Booking	9.5% of Sale Value less advance for booking	9.5% of Sale Value less advance for booking
3	Within 120 days of Booking	20.5% of Sale Value	20.5% of Sale Value
4	Within 24 months of Booking or on Completion of 20th Floor, whichever is later	30% of Sale Value	30% of Sale Value
5	Within 36 months of Booking or on Completion of Top Floor Roof Slab, whichever is later	10 % of Sale Value	10 % of Sale Value
6	On Application of OC of the Tower	25% of Sale Value	25% of Sale Value
7	On Offer of Possession	5% of Sale Value	5% of Sale Value
	Total Price excl IFMS & GST (5 %)	100% of Sale Value	100% of Sale Value
	Price Includes	2 Car Parkings	3 Car Parkings

We look forward to seeing you.



THANK YOU

- Development Manager

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