



# ROYAL EXOTICA



*Your independent lifestyle*

# ROYAL EXOTICA





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The site plan for 'ROYAL EXOTICA' is a rectangular development with a central road network. The roads are labeled as follows:

- ROAD 40'-0" WIDE (top horizontal road)
- ROAD 30'-0" WIDE (middle horizontal road)
- ROAD 30'-0" WIDE (bottom horizontal road)
- ROAD 40'-0" WIDE (right vertical road)
- ROAD 30'-0" WIDE (left vertical road)

The plan includes the following features:

- Residential Lots:** 72 lots, numbered 1 through 72, each with its area in square yards (sq. yds.).
- Commercial Lot:** Lot 1 & 2, 209.48 sq. yds., located in the center.
- Parking:** A parking area is located near the top left.
- Park:** A park area is located near the top center.
- Services:** A services area is located near the bottom left.
- Landscaping:** The entire development is surrounded by a green border representing landscaping.

SERVICES

# ROYAL EXOTICA

## UNIT TYPE



BASEMENT FLOOR

GROUND FLOOR

FIRST FLOOR

# **Villa Specifications**

- **Structure -**

1. Earthquake Resistant Structure designed as per Seismic Zone II
2. Mediterranean Styled Exterior Elevation
3. Adequate Natural Light and Ventilation
4. Efficient Space Utilization
5. Overhead & Underground Water Tanks

- **Flooring –**

1. Vitrified Tile Flooring in Living, Dining, Kitchen & Bedrooms

- **Wall & Ceiling Finishes -**

1. False Ceiling in Drawing & Dining Area
2. POP Finished Walls & Ceilings
3. Premium Quality Distemper Paint on Interior Walls & Ceilings
4. Premium Quality Exterior Paint

- **Door & Window Finishes –**

1. Laminated Flush Doors in all Bedrooms & Washrooms
2. Designer Fittings on Doors & Windows
3. Aluminum/UPVC Slider Doors and Windows with Glass Panels
4. Glass Railing in First Floor Front Balcony

- **Washrooms -**

1. Designer Ceramic Wall Tiles up to 7' Height
2. Ceramic Tile Flooring
3. Premium Quality CP Fittings
4. Extended Wall Hung WC
5. Counter wash basins with mirrors
6. Provision for geyser

- **Kitchens -**

1. Under Counter Semi Modular Cabinets
2. Granite Working Counter
3. Stainless Steel Sink
4. 2' Tiles Dado above the Counter
5. Provision for Geyser & RO

- **Electrical -**

1. Premium Quality Wires & Cables
2. Premium Quality Modular Switches & Accessories
3. AC Copper Piping in Drawing, Dining and all Bedrooms
4. Telephone & DTH Wiring in Drawing, Dining and all Bedrooms
5. Provision for Inverter

- **Security System –**

1. Intercom/EPABX Facility in each villa
2. Video Door Phone in each Villa

# **Royal Exotica – Features & Specifications**

## **Common Features & specifications**

### **● External Features –**

1. Well Planned and Landscaped Roads
2. Storm Water Drainage System
3. Street Lighting
4. State of the Art Clubhouse
5. Landscaped Park
6. 24 X 7 CCTV Surveillance System
7. 24 X 7 Manned Security
8. Power Backup in Common Areas
9. Convenience Stores
10. Underground Electric Cabling
11. Rainwater Harvesting System

### **● Club House Amenities –**

1. Swimming Pool
2. Equipped Gymnasium
3. Spa consisting of Steam, Sauna and Jacuzzi
4. Yoga & Meditation Pavilion
5. Indoor Games Room
6. Multipurpose Hall

### **● Park Features –**

1. Walking & Jogging Track
2. Outdoor Kids Play Area
3. Aromatic Plantation
4. Senior Citizen Corner
5. Gazebo
6. Trellised Seating





## Price Details

### Particular

Basic Price  
Down Payment Rebate

Rate  
As applicable  
As applicable

### Additional Charge: -

Society Maintenance Deposit	50000/-
Maintenance Security deposit per month (One-year Advance)	2500/-

### Note.: -

Stamp Duty, Cost of Registrations, GST & any other Govt. levies will be borne by the Purchaser.  
The cost of any other capital goods or infrastructural development if installed, shall be charged extra.  
Prices are subject to revision at the sole discretion of the company

### DOWN PAYMENT PLAN

At the time of Booking	10%	
30 Days of Booking	85%	
At the time of possession		5%

### CONSTRUCTION LINKED PLAN

Linked Stages:	Payment of Sale Price
At the time of Booking	10%
30 Days of Booking	15%
Start of Foundation work	15%
On the Laying of Basement Roof	15%
On the Laying of Ground Floor Roof	10%
On the Laying of First Floor Roof	10%
On Completion of Internal Plaster	10%
On completion of Flooring Work	10%
Within 30 days from the offer possession	5%

### Project By

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