



We at R.K.A Builders has today crossed many a milestones and firmly shaped into a brand. We are a proactive and professionally managed business group with diversified business interests ranging from Hotels, Resorts and Urban Infrastructure Development/Construction.

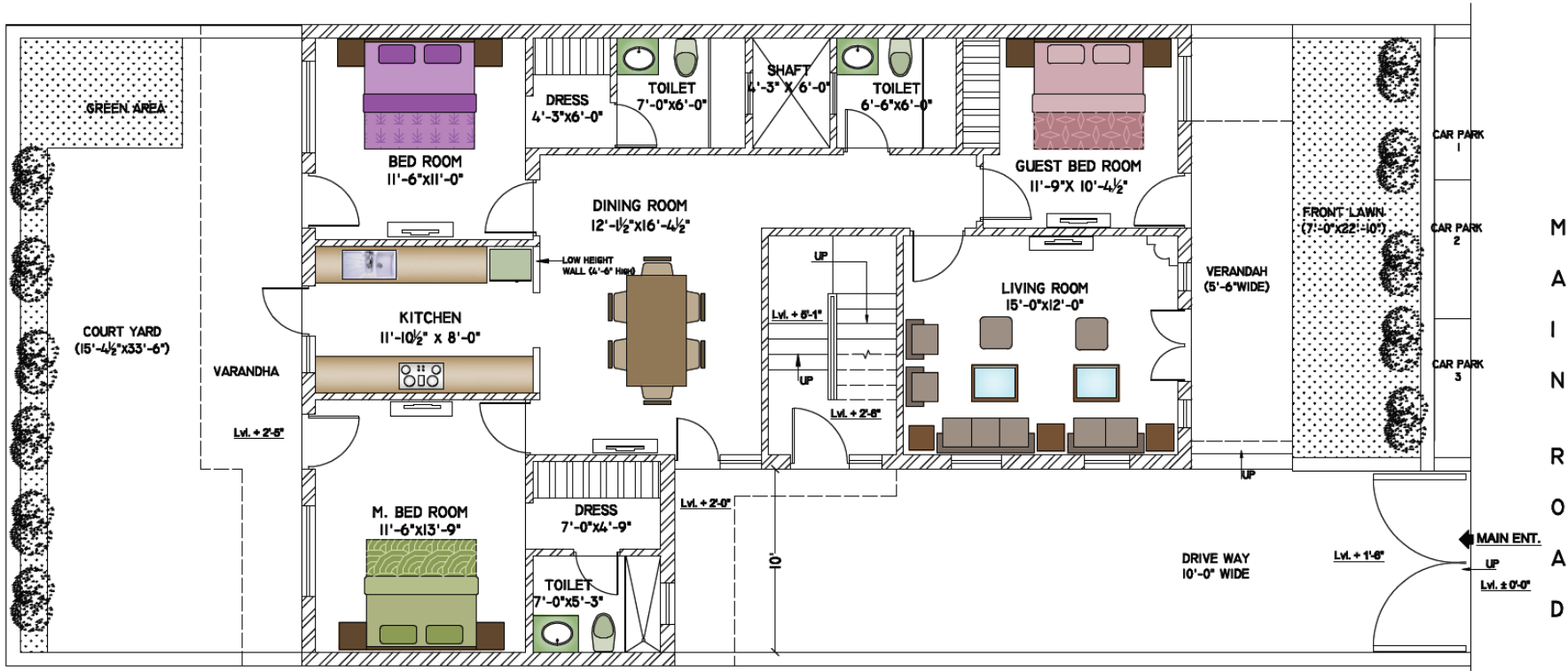
The innovative and modern approach to the business has added more professionalism to the business yet retaining the trust that has been acquired over years. We have been emerged as a customer-centric organization that always delivers good projects on time. Reliability, Resourcefulness, Timely completion and Quality are at the core of all our endeavors that has won us many prestigious clients and associates.

Our mission is to execute quality real estate projects with passion and precision. Always focus on developing residential & commercial projects of global standards within reach of every Indian's aspiration.

We welcome you, to our world of Exclusive & affordable residential floors!

- **Location** - S Block, Uppal's Southend, Sector-48, Sohna Road, Gurgaon
- Surrounded by habited areas, Complete privacy, Parks, Sports, school & hospital facilities and shopping centers, all at a short distance away makes it the sought after address
- Units spread over Ground, First and Second Floor
- **Plot Sizes** 311 sq.yds.
- Smart Specifications
- Exclusive and affordable floors with best quality and timely delivery

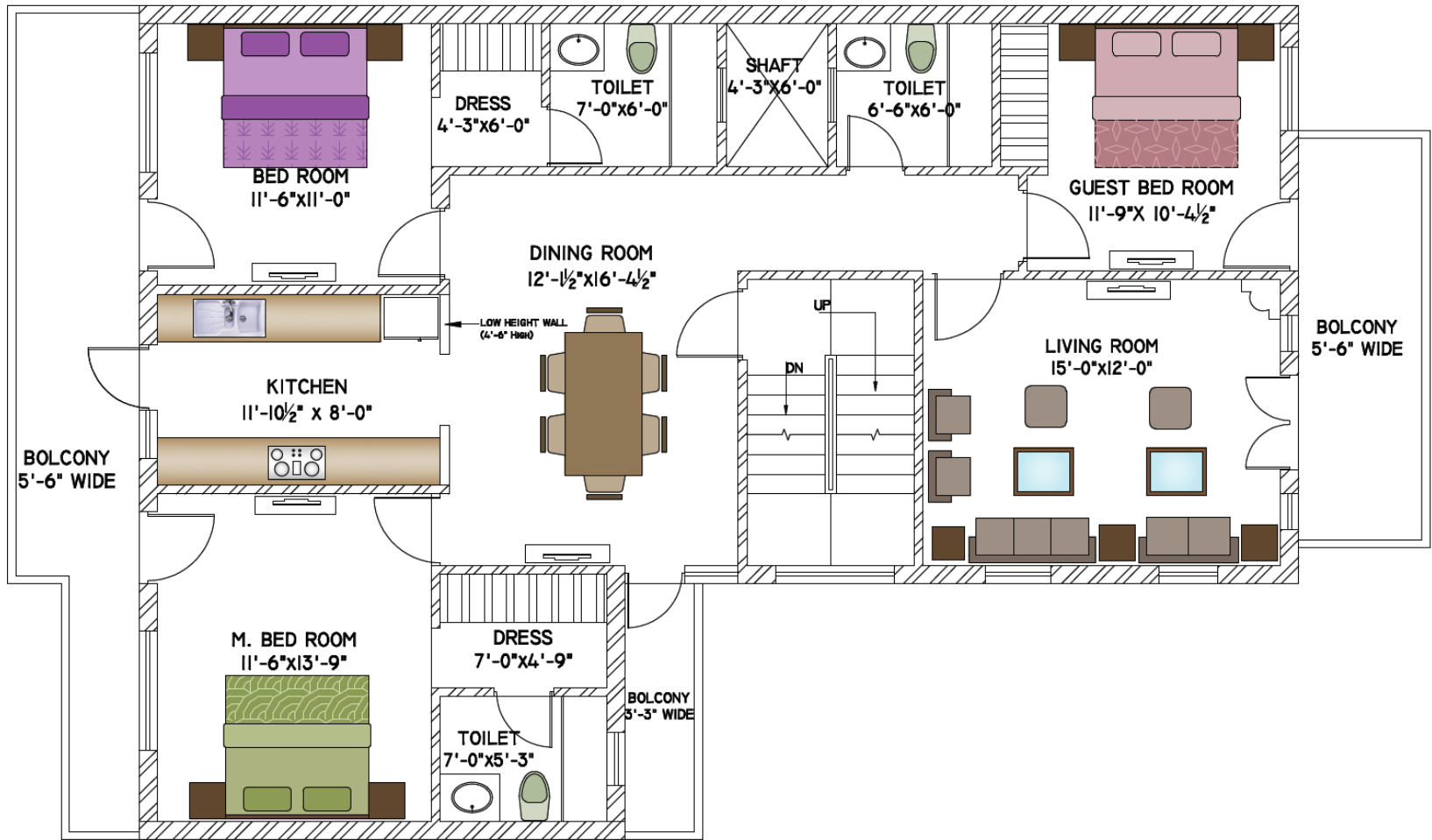




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**GROUND FLOOR**

**PLOT AREA = 311.11 Sq Yards**  
**UNIT PLAN = 3BHK**  
**BUILT UP AREA (INCLUDING STAIRCASE) = 1398.18 SQ.FT.**  
**COVERED VARANDHA (FRONT + REAR) = 96 Sq.Ft. + 168.31 Sq.Ft. = 264.31 Sq.Ft.**  
**OPEN AREA (FRONT + REAR) = 396.06 sqft. + 189.08 sqft. = 585.14 SqFt.**



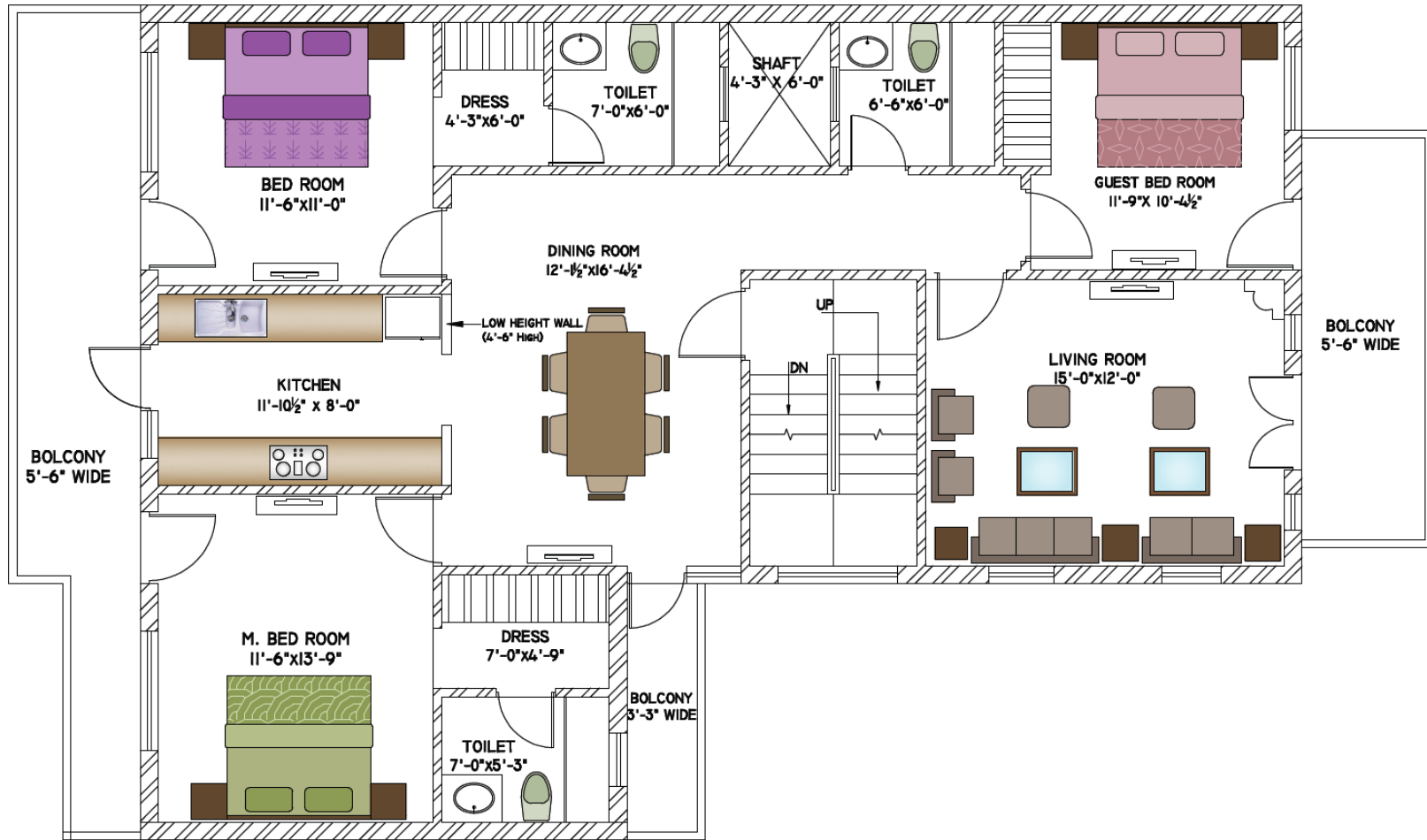
## FIRST FLOOR

**UNIT PLAN = 3BHK**

**BUILT UP AREA (INCLUDING STAIRCASE) = 1398.18 SQ.FT.**

**COVERED VARANDHA (FRONT +REAR +SIDE)=96 Sq.Ft.+168.31 Sq.Ft. + 35 Sq.Ft.=299.31 Sq.Ft.**

**OPEN TERRACE (REAR) =**



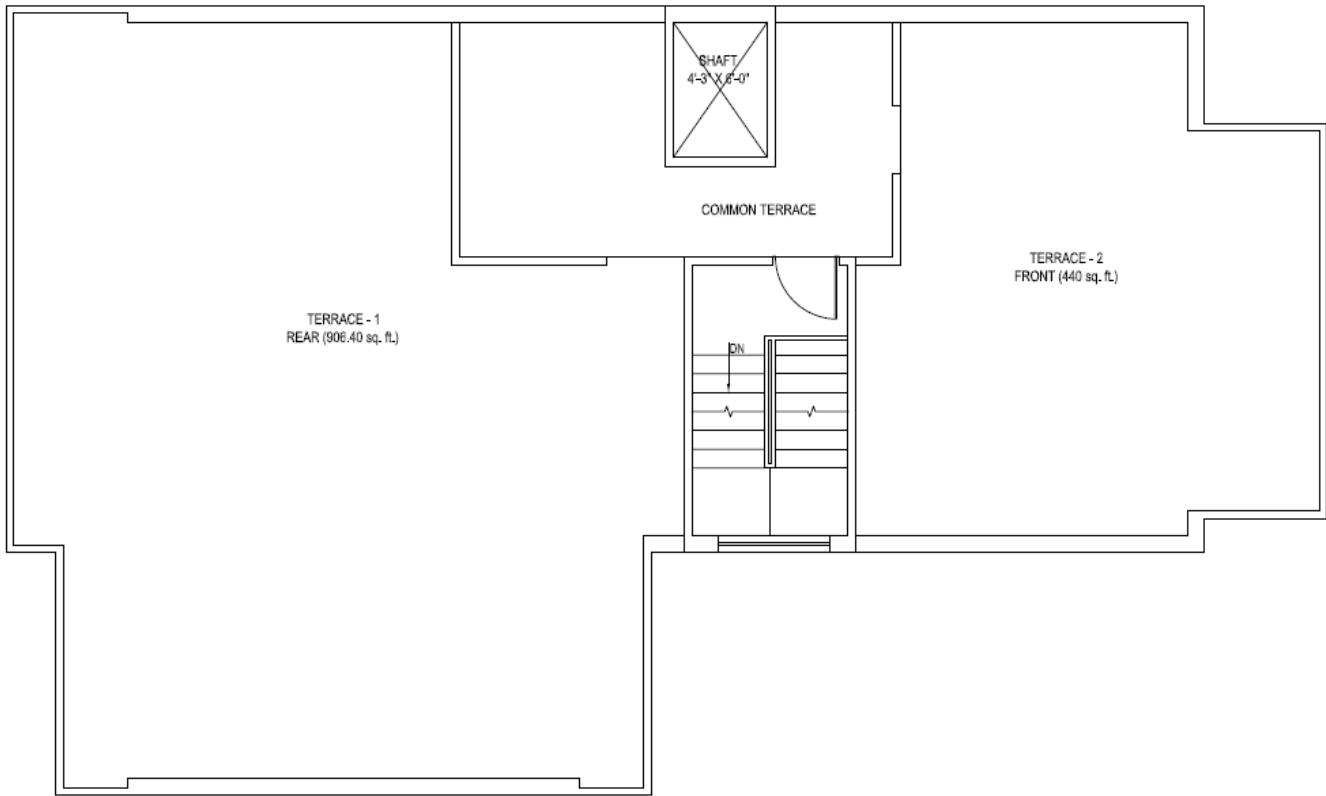
## SECOND FLOOR

UNIT PLAN = 3BHK

BUILT UP AREA (INCLUDING STAIRCASE) = 1398.18 SQ.FT.

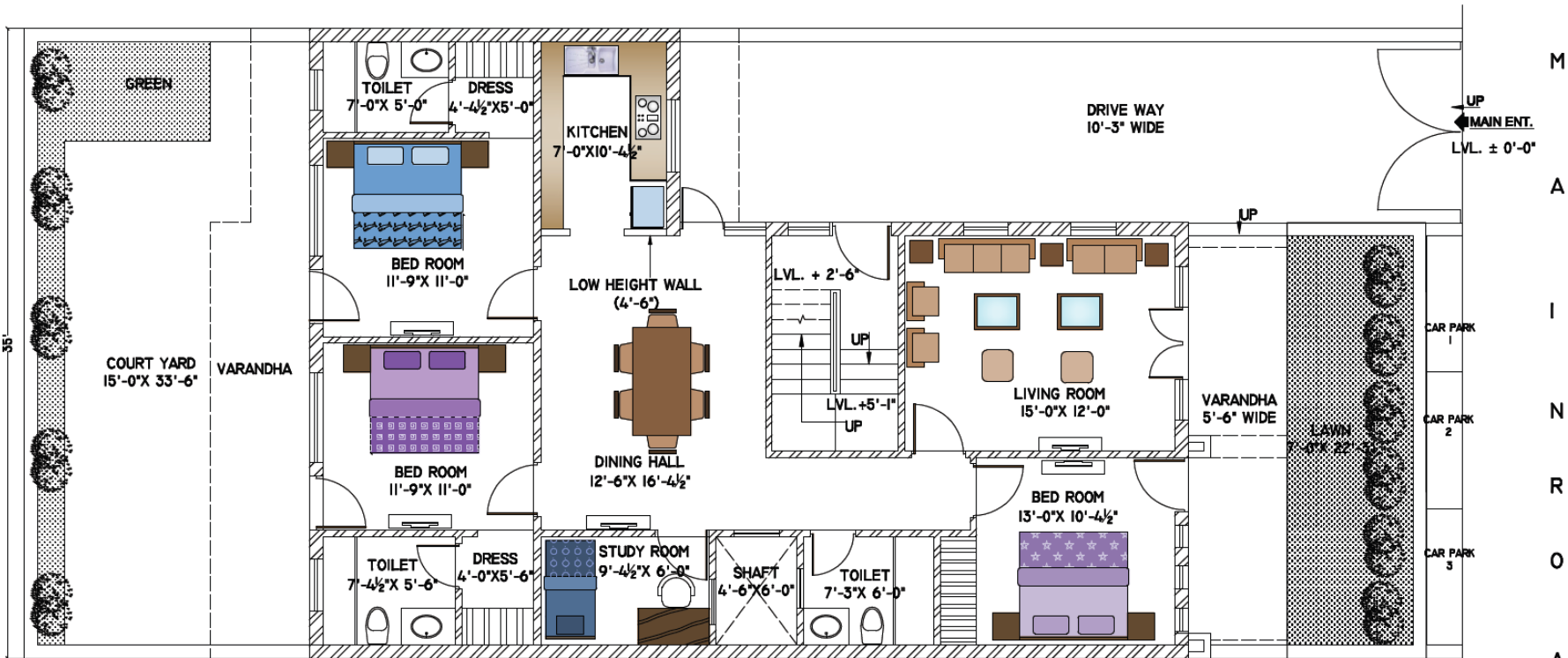
COVERED VARANDHA (FRONT + REAR + SIDE) = 96 Sq.Ft. + 168.31 Sq.Ft. + 35 Sq.Ft. = 299.31 Sq.Ft.

OPEN TERRACE (FRONT) =



TERRACE PLAN



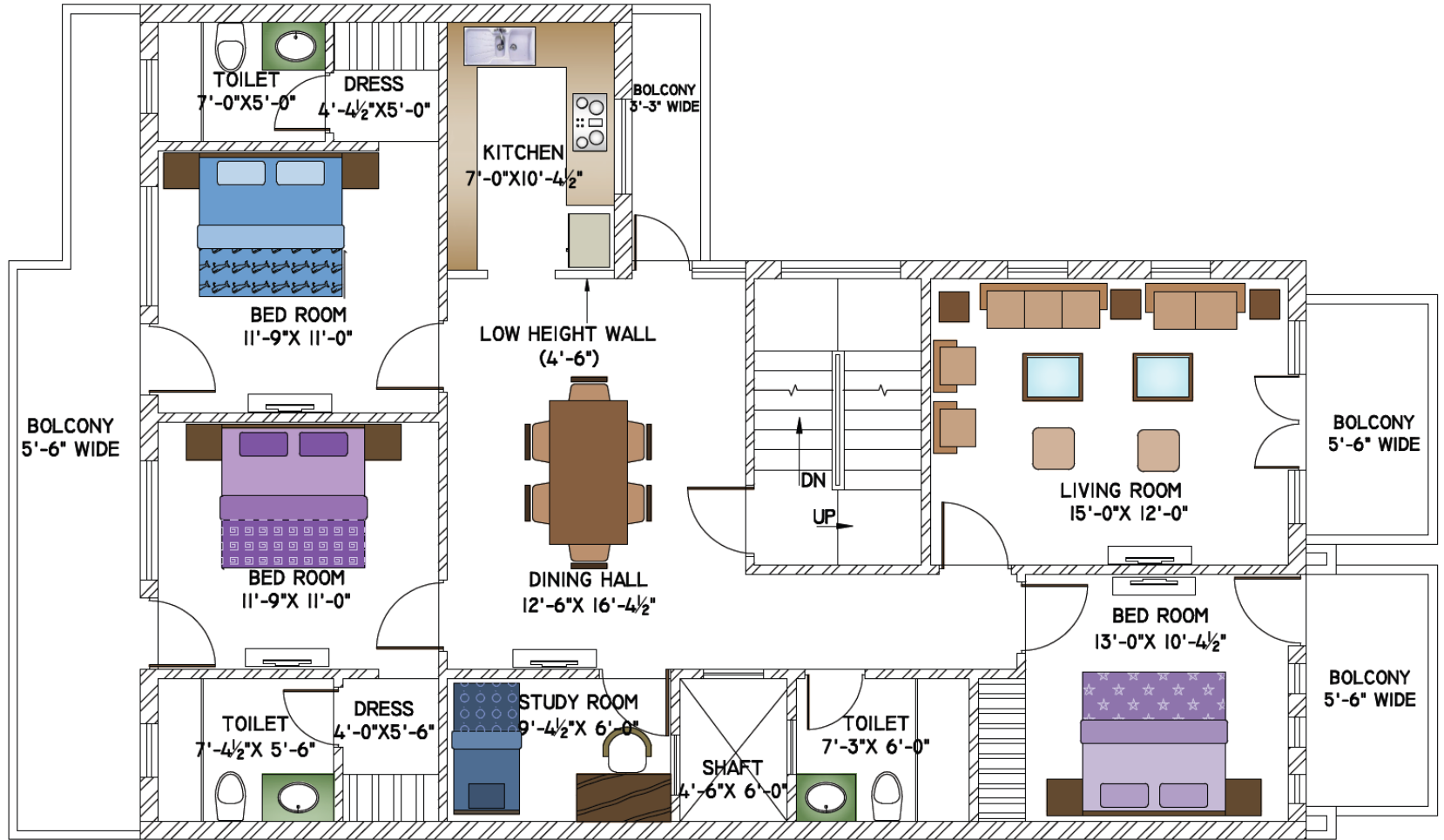


## GROUND FLOOR

**PLOT AREA = 311.11 SQ YDS**  
**UNIT PLAN = 3BHK+STUDY**  
**BUILT UP AREA (INCLUDING STAIRCASE) = 1406.93 Sq.Ft.**  
**COVERED VERANDHA(FRONT + REAR)= 121 sqft. + 168.31 sqft. = 289.31 SqFt.**  
**OPEN AREA (FRONT + REAR)= 387.31 sqft. + 187.24 sqft. = 574.55 SqFt.**

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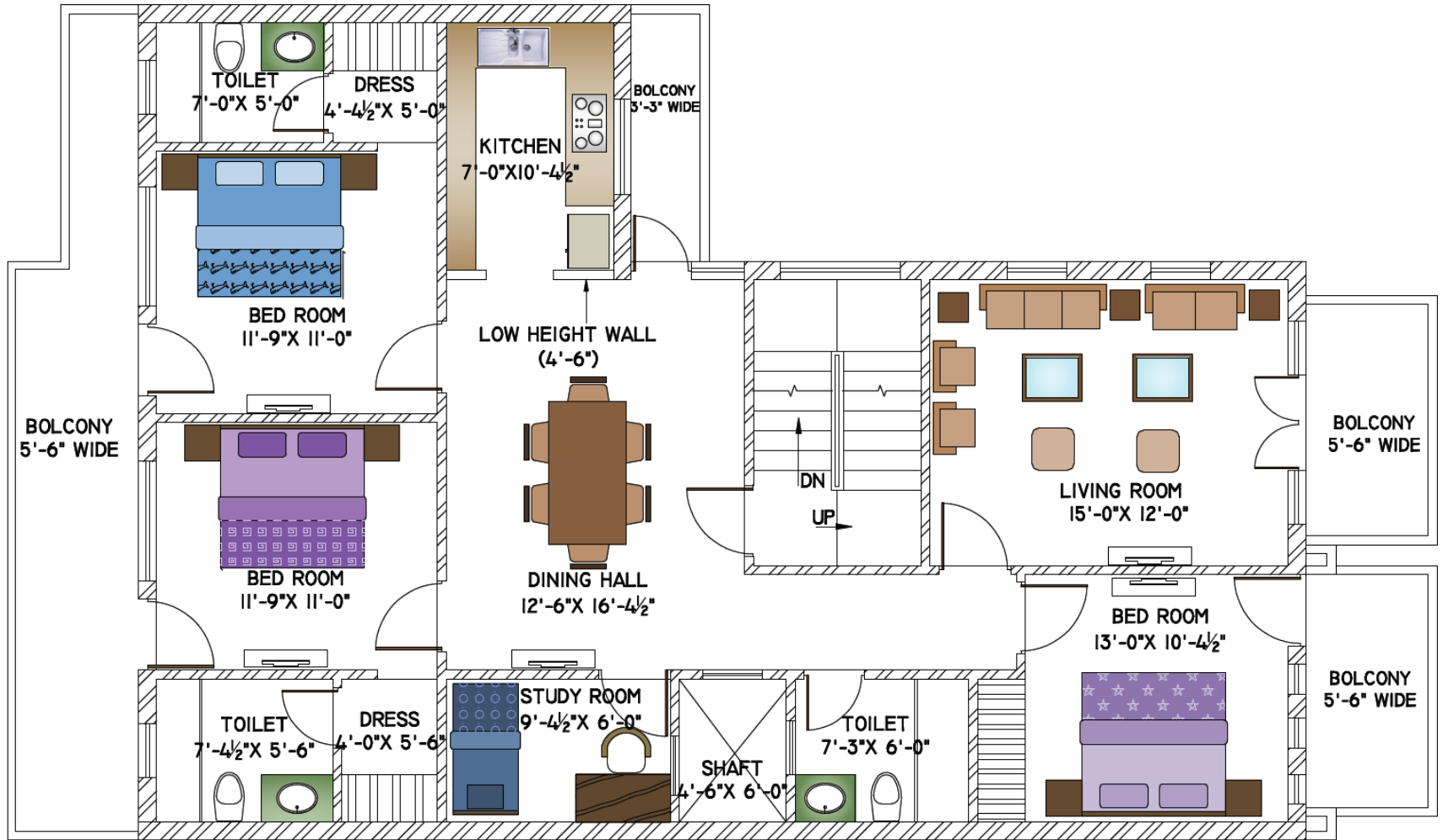
## FIRST FLOOR

UNIT PLAN = 3BHK+STUDY

BUILT UP AREA (INCLUDING STAIRCASE) = 1406.93 Sq.Ft.

COVERED BALCONY (FRONT + REAR + SIDE) = 115.27 sqft. + 168.31 sqft.+35 SqFt. = 318.58 SqFt.

OPEN TERRACE (REAR) =



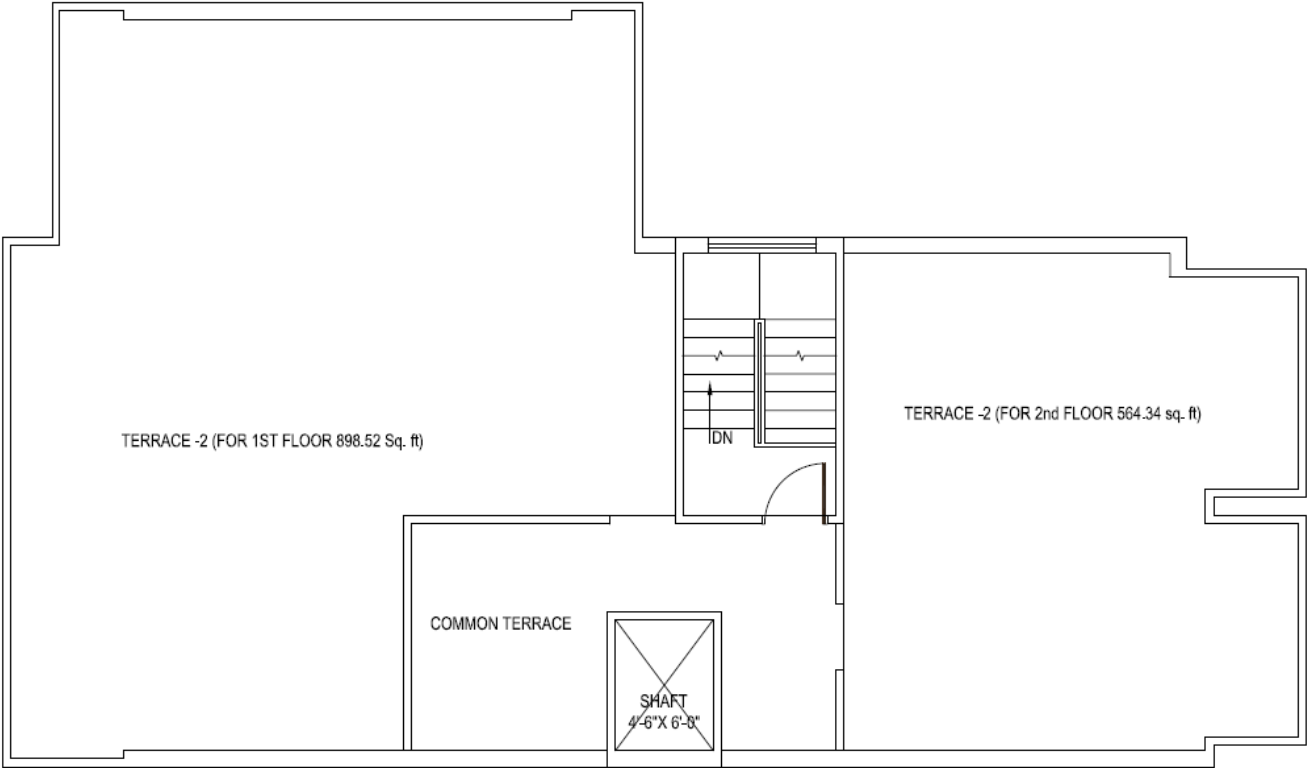
## SECOND FLOOR

UNIT PLAN = 3BHK+STUDY

BUILT UP AREA (INCLUDING STAIRCASE) = 1406.93 Sq.Ft.

COVERED BALCONY (FRONT + REAR + SIDE) = 115.02 sqft. + 168.31 sqft. + 35 SqFt. = 318.33 SqFt.

OPEN TERRACE (FRONT) =



TERRACE PLAN

# SPECIFICATIONS

SPACE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	SWITCHES	FIXTURES/ FITTINGS	OTHERS
<b>LIVING ROOM</b>	Indian / Imported Marble	Plastic Emulsion Paint	Oil Bound Distemper/ False Ceiling	Hardwood Door Frame With European Style Flush panel- Front Door	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	Fans, Decorative Lights / Tube Lights	Provision for A.C.
<b>DINING ROOM</b>	Indian / Imported Marble	Plastic Emulsion Paint	Oil Bound Distemper/ False Ceiling	Hardwood Door Frame With European Style Flush panel- Front Door	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	Fans, Decorative Lights / Tube Lights	Provision for A.C.
<b>MASTER BED ROOM</b>	Laminated Wooden Flooring	Plastic Emulsion Paint	Oil Bound Distemper/ False Ceiling	Hardwood Door Frame With European Style Flush panel	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	Fans, Decorative Lights / Tube Lights	Provision for A.C.
<b>BED ROOMS</b>	Indian / Imported Marble	Plastic Emulsion Paint	Oil Bound Distemper/ False Ceiling	Hardwood Door Frame With European Style Flush panel	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	Fans, Decorative Lights	Provision for A.C.
<b>KITCHEN</b>	Indian / Imported Marble	Ceramic Tiles up to 2' above counter and Plastic Emulsion Paints In the Balance Area	Oil Bound Distemper/ False Ceiling	Hardwood Door Frame With European Style Flush panel	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	Modular Kitchen, Chimney, Hob, Granite counter top, S.S. Sink Single Bowl, C.P.Fittings, Individual R.O.Machine, Geyser and Provision for Piped Gas Supply	

SPACE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	SWITCHES	FIXTURES/ FITTINGS
<b>TOILET</b>	Indian / Imported Marble	Ceramic Tiles up to 7' rest Painted	Oil Bound Distemper	Hardware Door Frame With European Style Flush Panel	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	Granite stone Counters/ Branded Single Lever C.P. Fittings, Premium Sanitary Wares And Geysers
<b>BALCONY / TERRACE</b>	Anti Skid Ceramic Tiles/ Indian Marble / Kota Stone	Exterior Paint	Exterior Distemper	-	Frames & Shutters are made of Champ wood / Malaysian Saal or Equivalant	Modular switches	-
<b>STAIRCASE</b>	Combination of one or more of Indian Marble/ Granite and S.S. Railings		Oil Bound Distemper			Modular switches	
<b>EXTERNAL FACADE</b>	Permanent Texture / Paint Finish.						

**STRUCTURE:-** Earthquake Resistant Structure, Pest Control Treatment done at each floor level.

**ELECTRICAL:-** Copper Electrical Wiring in Concealed Conduit, Telephone and T.V outlets in all Bedrooms and the Living Room; Modular plastic Switches with Protective MCBs separate Security Door Phones for each floor.

**Disclaimer**

- This floor Plan Booklet Is purely Conceptual and not a legal offering.
- All floor plans ,Elevations & specifications are tentative and subjected to venations & modifications by the Developer

## PAYMENT PLAN

### Payment Plan – Construction Linked Plan

ON BOOKING	10%
WITHIN 30 DAYS	10%
START OF CONSTRUCTION AT SITE	10%
CASTING OF GROUND FLOOR ROOF SLAB	10%
CASTING OF FIRST FLOOR ROOF SLAB	10%
CASTING OF SECOND FLOOR ROOF SLAB	10%
ON START OF BRICK WORK IN UNIT	10%
ON START OF INTERNAL PLASTER IN UNIT	10%
ON START OF FLOORING IN UNIT	7.5%
ON START OF EXTERNAL FAÇADE OF UNITS	7.5%
ON POSSESSION	5%

Registration Charges, Stamp Duty, Service Tax, Any other Govt. Duties/Taxes as & when applicable shall be payable extra.