

GOLF ISLAND

Your shot at a perfect life

TECHNICAL BROCHURE

FACING THE LONGEST GOLF COURSE OF INDIA



SITE LAYOUT & TOWER PLANS





Future Development



TOWER PLANS

TOWER A



TOWER B



TOWER PLANS

TOWER C



TOWER F



TOWER PLANS

TOWER G



TOWER H



FLOOR PLANS



4BHK
+
S. ROOM

CARPET AREA
1,681 Sq. Ft.

PRIVATE USABLE AREA
2,323 Sq. Ft.

SUPER BUILT UP AREA
3,310 Sq. Ft.



CLUB HOUSE AMENITIES



ACTIVE LIVING

Badminton/ Basketball – Multi Purpose Court

Swimming Pool

Kids Swimming Pool

Yoga Studio/ Aerobics/ Pilates/ Meditation Zone

Gymnasium

Kids Play Area

Hopscotch – Outdoor

Trampoline

Putting Greens

Open play zones for kids

Golf simulator





LIFESTYLE

Salon/ Spa

Steam/ Sauna

Jacuzzi

Banquet Hall

Cafeteria Cum Library

Multi Cuisine Restaurant

Indoor Gaming Zone – Pool/ Table Tennis/ Foosball/ Air

Hockey/ Chess/ Cards/ Carrom/ Xbox/ Playstation

Home theatre

Creche

Skywalk/ Selfie point/ Star gazing area/ Telescope Zone

Business centre/ Co-working/ Study area



SPECIFICATIONS



STRUCTURE & COMMON AREAS

Earthquake resistant structure. Top of the line cement, steel and construction parameters are being used at all times, including Mivan shuttering for RCC framework. Double Glazed Glass Façade. VRV/ VRF Airconditioning inside the Apartments

LIVING & DINING ROOM

Floor: European/ Italian marble

Walls: Acrylic emulsion paint

Ceiling: Part false ceiling with acrylic emulsion paint

Main Door: Paneled shutter (8 feet high) with biometrics/ digital locks

BEDROOMS

Floor: European/ Italian marble in master bedroom & engineered wooden flooring in all other bedrooms

Walls: Acrylic emulsion paint

Ceiling: Part false ceiling with acrylic emulsion paint

Doors: Paneled shutter

Wardrobe: Modular and designer wardrobe in all rooms

BATHROOMS

Floor: European/ Italian marble in master bathroom & designer/ anti-skid tiles in all other bathrooms

Walls: Combination of imported marble/ designer tiles, acrylic emulsion paint & mirror

Ceiling: Acrylic emulsion paint

Doors: Paneled shutter

Counter: European/ Italian Marble/ Corian/ Granite/ Glass

Sanitaryware/ CP Fittings: 3 fixture in all bathrooms

Fittings/ Fixtures: High quality/ imported CP & sanitary fittings including glass shower partition, under counter vanity, geyser



KITCHEN

Floor: European/ Italian marble

Walls: Combination of marble/ granite/ tiles

Ceiling: Acrylic emulsion paint

Counter: Granite/ Corian

Fixtures and Fittings: CP Fittings with double bowl ss sink

Appliances: Modular kitchen with under and over the counter cabinets, crusher, hob & chimney, microwave, oven, refrigerator, geyser

BALCONY

Floor: Anti-skid tiles

Ceiling: Exterior grade paint

Railing: SS & glass

S. ROOM

Floor: Vitrified Tiles

Walls: Acrylic emulsion paint

Ceiling: Acrylic emulsion paint

Toilet: Ceramic tile flooring & cladding upto door height

LIFT AND LIFT LOBBY

Floor: European/ Italian Marble

Walls: Combination of European/ Italian marble/ stone & acrylic emulsion

Others: Air conditioned lift lobbies, furniture, designer ceiling lights

STAIRCASES

Floor: Granite/ anti-skid tiles

Walls: Oil bound distemper



FIRE FIGHTING SYSTEM

Sprinklers, smoke detectors & alarm system as per norms

PLUMBING

Corrosion proof cPVC piping for water supply inside bathrooms & kitchens & uPVC pipes for stacks

ELECTRICAL

Fixtures/ Fittings: Modular switches, copper wiring, provision for ceiling fans in all bedrooms & ceiling light in kitchen, bathrooms, balconies & passages

Power Back-up: 100% for apartments

EXTERIOR FINISH

Glazing with combination of stone, paint, glass, metal etc.

SECURITY SYSTEM

Secured gated community with access control at entrances & CCTV for parking areas & entrance lobby at ground floor and other common areas

BASEMENT

Floor: VDF/ tremix flooring/ tiles in the parking

Walls: Oil bound distemper

Others: Stack parking, electric car charging points



CONSULTANTS

INTERNATIONAL ARCHITECT

Bentel, South Africa



LANDSCAPE ARCHITECT

Oracles



ARCHITECT

G.P Mathur Architects & Planners



MEP CONSULTANT

V Consulting Designs



STRUCTURAL CONSULTANT

Optimum Designs



CONSTRUCTION PARTNER

VSK Infrastructures Pvt. Ltd.



PAYMENT PLANS



CONSTRUCTION LINKED PAYMENT PLAN

Sr. No.	Milestone	Demand Structure
1.	At the time of booking	Rs. 25 Lakhs (<i>lumpsum</i>)
2.	Within 15 Days of Booking	9% of TSV (<i>less booking amount</i>)
3.	Within 45 Days of Booking	11% of TSV
4.	Within 90 Days of Booking	10% of TSV
5.	On Completion of 3 rd Floor Slab	10% of TSV
6.	On Completion of 6 th Floor Slab	10% of TSV
7.	On Completion of 9 th Floor Slab	10% of TSV
8.	On Completion of Super Structure	10% of TSV
9.	On Commencement of Interior Work	10% of TSV
10.	On Application of Occupancy Certificate	10% of TSV
11.	On Offer of Possession	10% of TSV + IFMS + PC

TSV	Total Sales Value
IFMS	Interest Free Maintenance Security
PC	Possession Charges + Registration Charges



POSSESSION LINKED PAYMENT PLAN		
Sr. No.	Milestone	Demand Structure
1.	At the time of booking	Rs. 25 Lakhs (<i>lumpsum</i>)
2.	Within 15 Days of Booking	9% of TSV (<i>less booking amount</i>)
3.	Within 60 Days of Booking	16% of TSV
4.	On Completion of Ground Floor Slab or* 31.01.2024 <i>*whichever is later</i>	25% of TSV
5.	On Completion of Super Structure	25% of TSV
6.	On Offer of Possession	25% of TSV + IFMS + PC

TSV	Total Sales Value
IFMS	Interest Free Maintenance Security
PC	Possession Charges + Registration Charges



DOWN PAYMENT PLAN		
Sr. No.	Milestone	Demand Structure
1.	At the time of booking	Rs. 25 Lakhs (<i>lumpsum</i>)
2.	Within 15 Days of Booking	9% of TSV (<i>less booking amount</i>)
3.	Within 60 Days of Booking	81% of TSV
4.	On Offer of Possession	10% of TSV + IFMS + PC

10% discount on Basic Cost under Down Payment Plan

TSV	Total Sales Value
IFMS	Interest Free Maintenance Security
PC	Possession Charges + Registration Charges



BANKING/ PAYMENT DETAILS		
Sr. No.	Particulars	Details
1.	Beneficiary Name	GARUR ENTERPRISES LLP
2.	Particulars of RERA Collection Account	
	A. Name of the Bank	Yes Bank Limited
	B. Branch City	Kapashera, New Delhi
	C. RTGS/ NEFT Code	YESB0000066
	D. Account Number	006672500000015



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RERA Registration Number: DLRERA2023P0007

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