



vatika[®]
creating lasting value

VATIKA CROSSOVER

Sector 82A



LANDMARK RETAIL DESTINATION

SCO Plots bang on NH 48

2 side open plots

108 plots/10 acres

95-215 sq yd sizes

Great access

High visibility

VATIKA CROSSOVER

is an upcoming retail complex offering SCO (Shop cum Offices) plots of various sizes bang on NH 48 in Gurgaon. The SCO Park features 2 side open plots. Its location offers an unparalleled advantage of access and visibility both from NH 48 (Delhi-Jaipur highway) on the front and residential sectors from its rear side. The plots ranging from 95 sq yds to 215 sq yds are arranged around a well-designed landscaped central Plaza.



EXCELLENT LOCATION



PROJECT HIGHLIGHTS

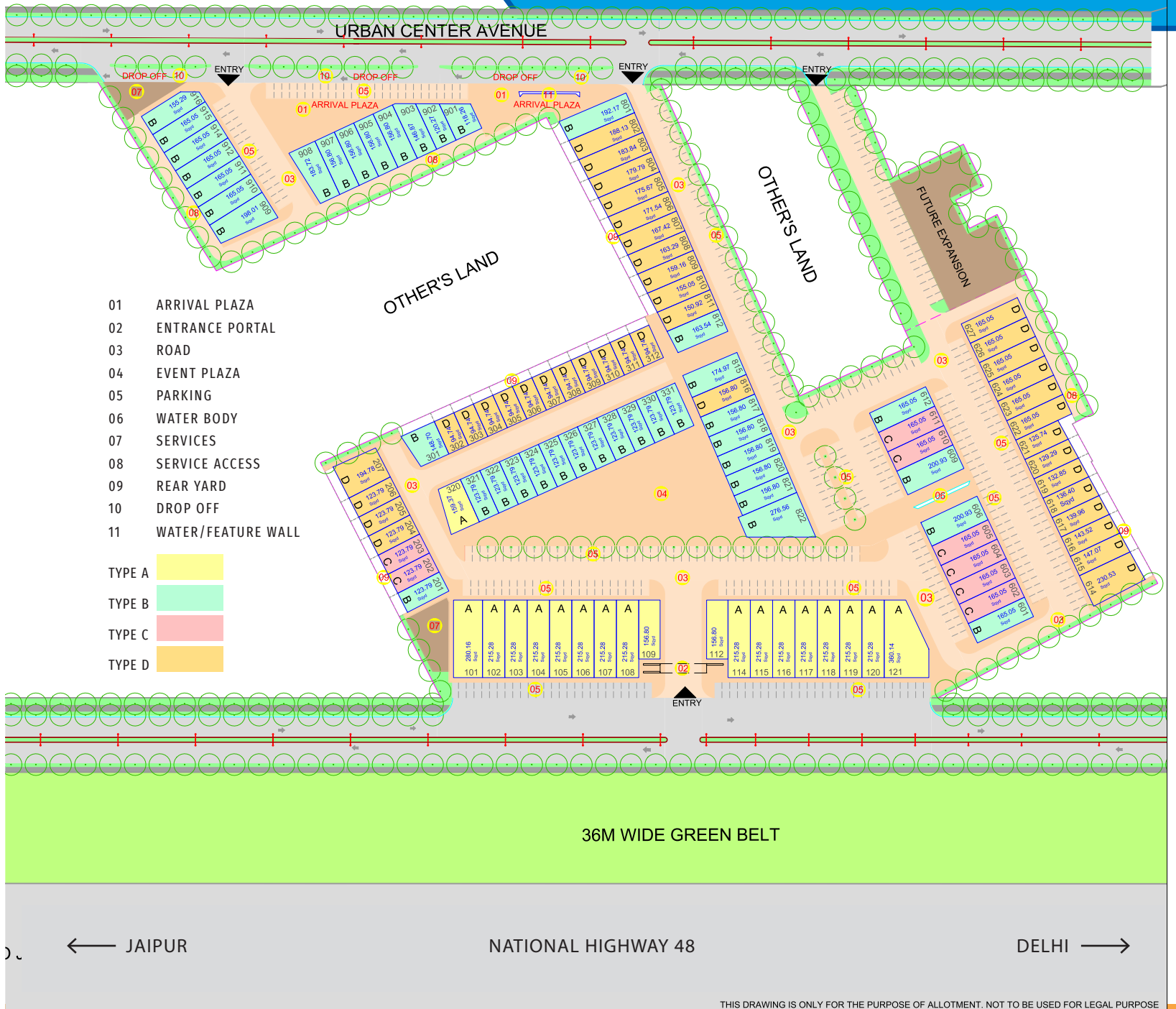
- Vatika Crossover offers retail plots within 550 acres self-contained township, Vatika India Next - complete with infrastructure, amenities and beautiful landscaping
- 2 side open plots with high visibility and 500 ft frontage on NH 48
- Located on Regional Rapid Transit System (RRTS) Metro Corridor
- The project is easily accessible from the traffic flowing towards Delhi and Vatika INXT township road gives access to 2 lakh inhabitants in vicinity
- Only 108 plots on 10 acres
- Low maintenance
- Low-rise
- The plotted development shall allow young organisations to set up their workplace with creativity and their own corporate identities while being part of a world-class campus style development
- The master plan shall align to the larger goal of the government, for supporting the momentum for an entrepreneurial culture and creating a complete ecosystem
- In the vicinity of several business hotels like Hyatt Regency, Holiday Inn etc. Signal free access to the IGI airport

PAYMENT PLAN

BOOKING	10% BSP + 10% OF EDC/IDC
WITHIN 45 DAYS OF BOOKING	10% BSP + 10% OF EDC/IDC
WITHIN 90 DAYS OF BOOKING	10% BSP + 10% OF EDC/IDC
ON DEMARCATION OF PLOTS	10% BSP + 10% OF EDC/IDC
ON COMMENCEMENT OF EXTERNAL WORKS	10% BSP + 10% OF EDC/IDC
ON OFFER OF POSSESSION	50% BSP + 50% OF EDC/IDC + POSSESSION CHARGES + IFMS + REGISTRATION CHARGES AS APPLICABLE

TYPE	RATE	EDC/IDC	IFMS	POSSESSION CHARGES	TOTAL
A	300000	32000	150	4950	3,37,100
B	287500	32000	150	4950	3,24,600
C	280000	32000	150	4950	3,17,100
D	270000	32000	150	4950	3,07,100

Layout Plan



- 01 ARRIVAL PLAZA
- 02 ENTRANCE PORTAL
- 03 ROAD
- 04 EVENT PLAZA
- 05 PARKING
- 06 WATER BODY
- 07 SERVICES
- 08 SERVICE ACCESS
- 09 REAR YARD
- 10 DROP OFF
- 11 WATER/FEATURE WALL

- TYPE A
- TYPE B
- TYPE C
- TYPE D

THIS DRAWING IS ONLY FOR THE PURPOSE OF ALLOTMENT. NOT TO BE USED FOR LEGAL PURPOSE



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