

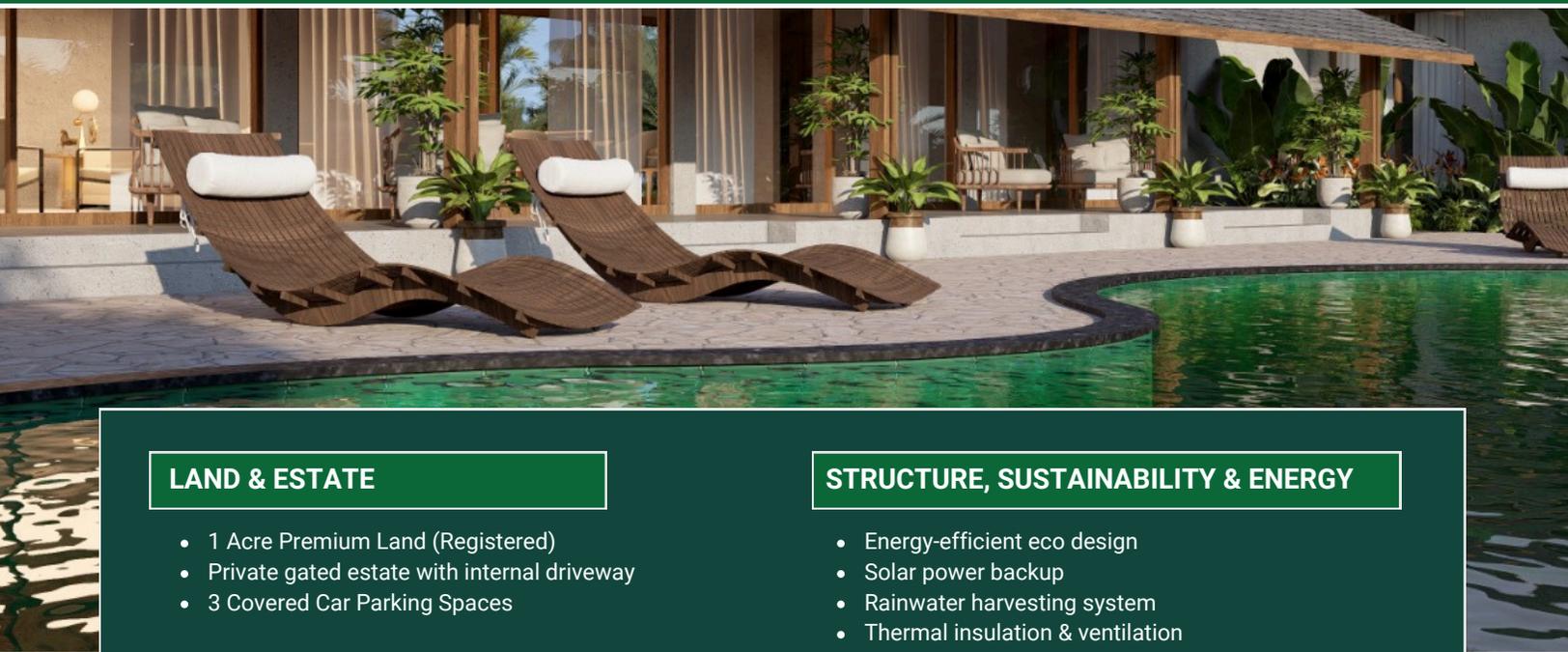
VEROM

LUXURY HOMES. ROOTED IN WELLNESS

An Initiative by **AM REALTY SOLUTIONS**

the XI PRIVADA

ULTRA-LUXURY 1 ACRE PRIVATE ECO VILLA ESTATE



LAND & ESTATE

- 1 Acre Premium Land (Registered)
- Private gated estate with internal driveway
- 3 Covered Car Parking Spaces

LUXURY LIFESTYLE AMENITIES

- Private infinity pool with deck
- Fully equipped private gym
- Sky-gazing observatory lounge
- Outdoor barbecue & entertainment zone
- Designer landscaping & horticulture
- Outdoor seating & ambient lighting

STRUCTURE, SUSTAINABILITY & ENERGY

- Energy-efficient eco design
- Solar power backup
- Rainwater harvesting system
- Thermal insulation & ventilation

INTERIORS – 100% FULLY FURNISHED

- Fixed & loose furniture throughout
- Complete linen & soft furnishings
- Premium electricals & lighting
- Branded bathroom fittings
- All major appliances included
- Fully equipped kitchen setup

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ALL-INCLUSIVE • NO EXTRAS • MOVE-IN READY

BOOKING & REGISTRATION – 40%

STAGE	MILESTONE	%	AMOUNT (₹)
1	On Booking	10%	72,00,000
2	Within 30 Days	30%	2,16,00,000
Subtotal		40%	2,88,00,000

CONSTRUCTION & AMENITIES – 45%

STAGE	MILESTONE	%	AMOUNT (₹)
3	Foundation Completion	8%	57,60,000
4	RCC Structure	12%	86,40,000
5	Brickwork, Plaster & MEP Services	8%	57,60,000
6	Flooring, Bathrooms & Pool Structure,	9%	64,80,000
7	Landscaping, Infinity Pool, BBQ, Solar, Gym & Sky Room	8%	57,60,000
Subtotal – Construction & Amenities		45%	3,24,00,000

TURNKEY FURNISHING & MOVE-IN SETUP – 15%

STAGE	MILESTONE	%	AMOUNT (₹)
8	Fixed Furniture, Modular Kitchen & Wardrobes	6%	43,20,000
9	Loose Furniture, Appliances & Electricals	5%	36,00,000
10	Linen, Cutlery, Styling & Final Handover	4%	28,80,000
Subtotal – Turnkey Furnishing & Move-In		15%	1,08,00,000

TOTAL PROJECT VALUE (1 ACRE): ₹7,20,00,000/-

Area: 4000 Sq. Mtrs. | ₹18000 per Sq. Mtr.

NOTE:

- Base price is calculated for **1 Acre (4,000 sq. mtrs.) @ ₹18,000** per sq. mtr.
- Corner & water-facing plots shall attract a **Preferential Location Charge (PLC)** of 9% & 12% on the base price.
- Club Membership charges of **₹5,00,000** are applicable separately (one-time).
- Statutory charges and applicable taxes extra, as per government norms.

AM REALTY SOLUTIONS PVT. LTD.

8th Floor, Magnus Tower, Sector 73, Noida, Basi Bahuddin
Nagar, Uttar Pradesh 201316

www.amrealtysolutions.com

Call: 9582212245

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ULTRA-LUXURY 1 ACRE PRIVATE ECO VILLA ESTATE

SPECIAL 4-STEP OWNERSHIP PLAN

**4-PART PAYMENT
STRUCTURE**

@16920

PER SQ. MTR.

Area: 1 ACRE
(4000 Sq. Mtrs.)

STAGE	MILESTONE	%	AMOUNT (₹)
1	Booking + Land Agreement	25%	1,69,20,000
2	Land Registration + Foundation & Structure Start	25%	1,69,20,000
3	Structure Completion + Pool + Amenities	25%	1,69,20,000
4	Fully Furnished Handover (Move-in Ready)	25%	1,69,20,000
TOTAL		100%	6,76,80,000

TOTAL PROJECT VALUE (1 ACRE): ₹6,76,80,000/-

**DOWN PAYMENT
PLAN**

@16200

PER SQ. MTR.

Area: 1 ACRE
(4000 Sq. Mtrs.)

STAGE	MILESTONE	%	AMOUNT (₹)
1	Booking + Land Agreement	30%	1,94,40,000
2	Land Registration	25%	1,62,00,000
3	Structure + Amenities Completion	25%	1,62,00,000
4	Fully Furnished Handover	20%	1,29,60,000
TOTAL		100%	6,48,00,000

TOTAL PROJECT VALUE (1 ACRE): ₹6,48,00,000 /-

NOTE:

- Base price is calculated for 1 Acre (4,000 sq. mtrs.) @ ₹18,000 per sq. mtr.
- Corner & water-facing plots shall attract a **Preferential Location Charge (PLC)** of 9% & 12% on the base price.
- Club Membership charges of ₹5,00,000 are applicable separately (one-time).
- Statutory charges and applicable taxes extra, as per government norms.

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