

SALIENT FEATURES & AMENITIES

- 1. HMDA approved (layout with houses) Housing Project.*
- 2. Forest feel Avenue Plantation.*
- 3. Intercom Connectivity from security office to all the units.*
- 4. Hassle free Underground Electrification.*
- 5. O H T/Hydro Pneumatic Pumping System.*
- 6. Rock Garden.*
- 7. Air Conditioned Gymnasium.*
- 8. Banquet Hall.*
- 9. Indoor Games*
 - a. Table Tennis*
 - b. Snooker Pool*
 - c. Caroms*
- 10. Children Play Area.*
- 11. Swimming pool,*
- 12. Centralized Drainage System with Sewage Treatment Plant.*

PRICE LIST

| S.No. | Land Area in Sq.Yds | Facing | Type | Dimensions | Built Up Area | Rate per Sft | Final Price |
|-------|---------------------|--------|---------|------------|---------------|--------------|-------------|
| 1 | 204 | East | G+2 | 34 x 54 | 2975 | 3300 | 9818000 |
| 2 | 204 | East | Duplex | 34 x 54 | 2916 | 3300 | 9623000 |
| 3 | 234 | East | Triplex | 37 x 57 | 3080 | 3300 | 10164000 |
| 4 | 212 | West | G+ 1 | 34 x 56 | 2700 | 3300 | 8910000 |
| 5 | 212 | West | Duplex | 34 x 56 | 2780 | 3300 | 9174000 |

Note: Prices Mentioned above are fixed & non-negotiable.

EXTRAS

| | |
|--------------------------------|---------------------------------------|
| North (or) East Facing Premium | 2,00,000/- |
| Club House | 4,00,000/- |
| Maintenance Charges | 1 /- per sft per month for 24 months. |
| Corpus Fund | 1,00,000/- |
| Legal & Documentation | 15,000/- |
| Park view | 2,00,000/- |

PAYMENT SCHEDULE

| S.No. | Particulars | Payment in % |
|-------|--|-------------------|
| 1. | Booking Advance | 5% + Service Tax |
| 2. | Within 30Days from date of Booking | 15% + Service Tax |
| 3. | On Completion of Foundation up to Plinth Level | 15%+ Service Tax |
| 4. | On Completion of Slabs | 40%+ Service Tax |
| 5. | On Completion of Brickwork | 10%+ Service Tax |
| 6. | On Completion of Plastering & Flooring | 10%+ Service Tax |
| 7. | Handover | 5%+ Service Tax |

Terms & Conditions:

- All the Payments should be made in the name of "**PREKON CONSTRUCTIONS**" through cheque / DD / pay-order/wire transfer only and the original receipt (duly stamped & signed) should be collected by the customer without fail.
- Registration Fee, Stamp Duty, VAT, Service Tax, Labour CESS and any levies imposed by State / Central Government and Local Authorities are extra and shall be borne by the customer as applicable at the time of Registration of the Sale Deed.
- In case any increase in the rate of said taxes during the construction period and before handing over of the possession of Villa, the same shall be levied and the differential amount if any shall be borne by the customer only.
- Booking of the Property/Villa will not be deemed till the entire **booking advance amount is remitted.**
- **1800/-** per Sft would be extra for additional construction area i.e., over and above of the standard built-up area and Rs. 20,000/- per Sq.yd of excess plot area.
- Price Mentioned above subject to change without any prior notice.
- In case of cancellation of booking due to any reason, an amount of **2% of the total amount** will be deducted and the balance amount will be refunded. Transfer of booking will be charged **1% of the total sale consideration** (exempted for blood relations & family members).

Contact Details

Site Office:

MJ's Lake Front
Survey No. 124, Ameenpur (V),
Patancheru Mandal,
Medak Dist.
Mobile: +919542095426, 7036038000
Email: prekonconstruction@gmail.com

Corporate Office:

#8 Jabbar Building,
Adj. Shopper's Stop,
Begumpet, Hyderabad.

Office: +914027763034/5

SPECIFICATIONS

Structure

RCC M20 grade concrete designed with Sujana TMT Steel Bars

Super Structure

Good quality bricks with cement mortar

Plastering

Two coats with sponge finish

Doors

Main door: 6'9"-ft height teak wood frame and flush shutter with melamine polish and designer hardware of good make.

Internal Door: Teak wood frame with Factory made door shutter painted on both sides along with standard hardware of good make.

French door: Teak Wood / UPVC frame with sliding shutter of reputed make.

Windows

Teak Wood / UPVC frame with sliding shutter of reputed make.

Painting

External: Synthetic plaster/Exterior emulsion paints of standard make.

Internal: Smooth finish with good quality putty over a coat of primer finished with two coats of acrylic paint.

Flooring

Vitrified tiles of reputed make for all rooms.

Car Parking

Paver/ parking tiles 15" X 15".

Kitchens

Polished granite platform with stainless steel sink.

Ceramic tile up to 2 ft above the counter.

Ceramic tile cladding for 2.5ft height for washarea.

Utilities/Wash -- Anti-skid ceramic tiles.

Toilet and Baths

Toilet accessories of jaguar, EssEss, continental , marc or equivalent make. Provision for shower panel in master bedroom toilet as per design

Provision for geysers in all toilets

Hot and cold wall mixer with shower

EWC: Floor mounted with flush tank

Glazed Ceramic tiles up to door height.

Power

Concealed multi – strand copper wiring with 3-phase meters and MCBs good quality modular switched power plugs.

Water

Centralized water supply from underground storage tank

Roads

40' & 30' ft Bitumen roads with footpaths.

Security

The entire property is secured with a compound wall. All the road entrances will be managed by a security team. Intercom connectivity will be provided from security to all the units.

Note

The promoter reserves the right to change the plans, specifications and elevation as deemed fit in the interest of the development.

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