

MARINA
CLIFTON SKY

BLOCK 2 CLIFTON

ADJACENT "KHADIJA TOWER"

PURELY RESIDENTIAL PROJECT





PROJECT FEATURES

3 Bedroom Apartment on upper floor

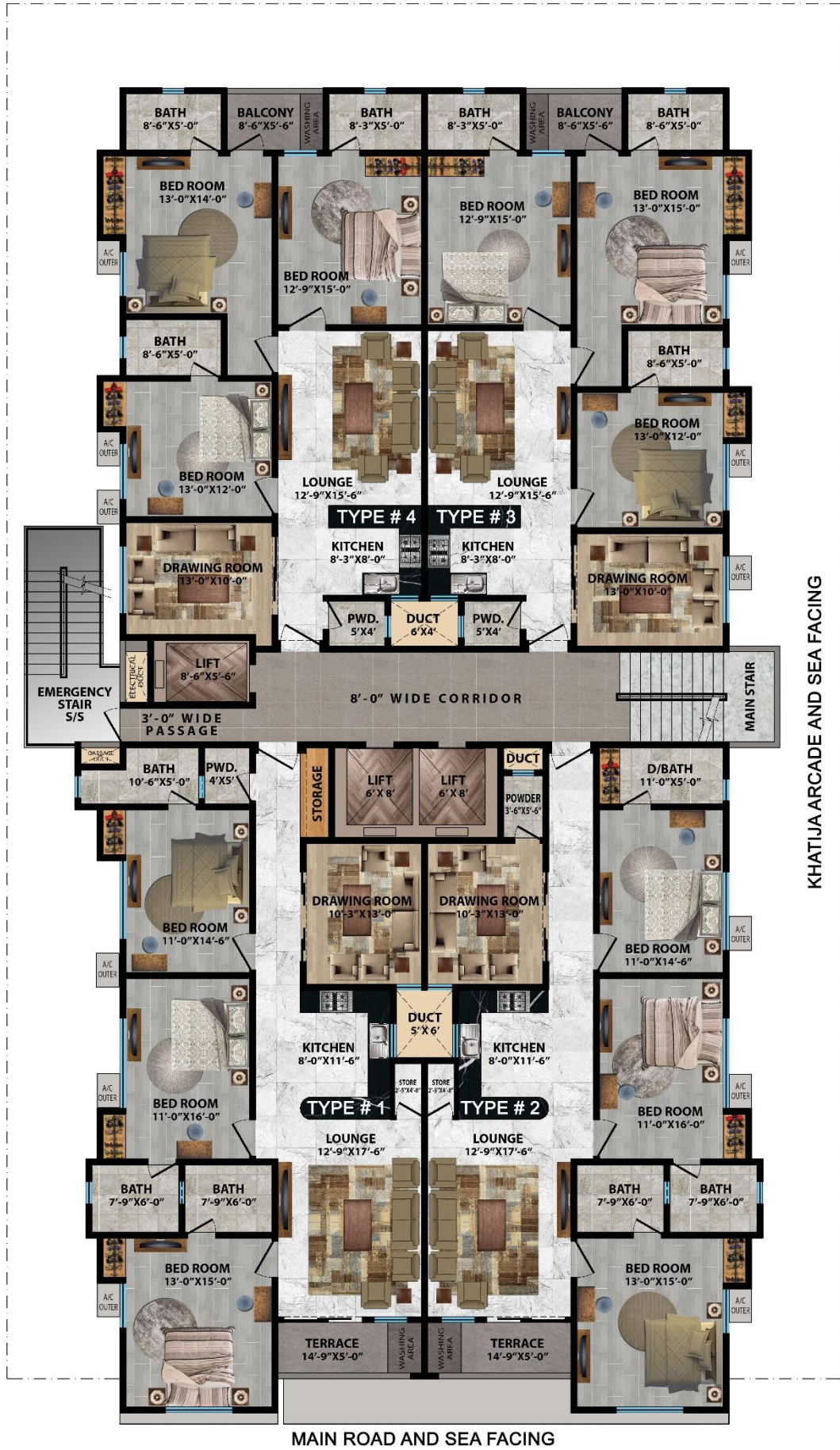
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Residential Duplex Villas at Ground Floor

- Car Parking.
- Roof Top Party Hall and GYM.
- R.O Plant (if Water TDS ≤ 35000), Generator, 24 Hours CCTV.
- Modern Sea Facing Apartments with all latest material.
- 3 High Speed Lifts.
- Highly interior designed Reception and reception Lobby.
- Fire Fighting Equipment and much more.



APARTMENT PLANNING



KHATIJA ARCADE AND SEA FACING

MAIN ROAD AND SEA FACING

PRICE LIST

3 BED + DRAWING + LOUNGE



TYPE # 1

2350 Sqft (Gross)

4,45,00,000



TYPE # 2

2350 Sqft (Gross)

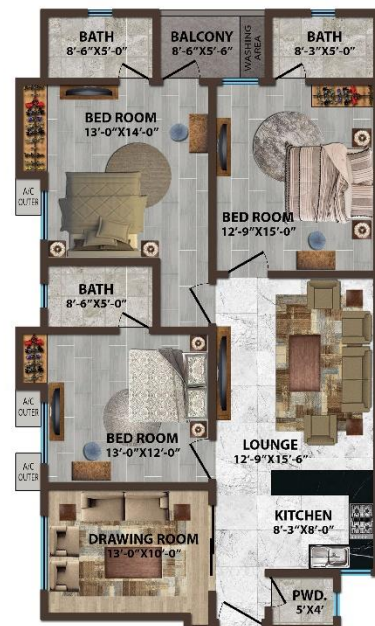
4,60,00,000



TYPE # 3

2150 Sqft (Gross)

3,95,00,000



TYPE # 4

2150 Sqft (Gross)

3,75,00,000

Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval / Connection / Meter / P.M.T / Sub-Station / Grid Station / High & Low Tension Cables / Misc / All Material / Billing) Charges, 2. Gas (Connection / Meter / Main Line / Approval / Misc / All Material / Billing) Charges, 3. Water & Sewerage (Connection / Approval / Meter / Misc / All Material / R.O. Plant / Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.



PENT HOUSES P1 & P2 WITH PRIVATE TERRRCE ON TOP FLOOR



ROOF PLAN



PENT HOUSE -01

P1

1687.65 Sqft + Terrace 1404.42 Sqft = 3089.07 SQFT

Price: 625,00,000



PENT HOUSE -02

P2

1672.03 Sqft + Terrace 1151.46 Sqft = 2723.49 SQFT

Price: 550,00,000

3D VIEWS FOR PENT HOUSES

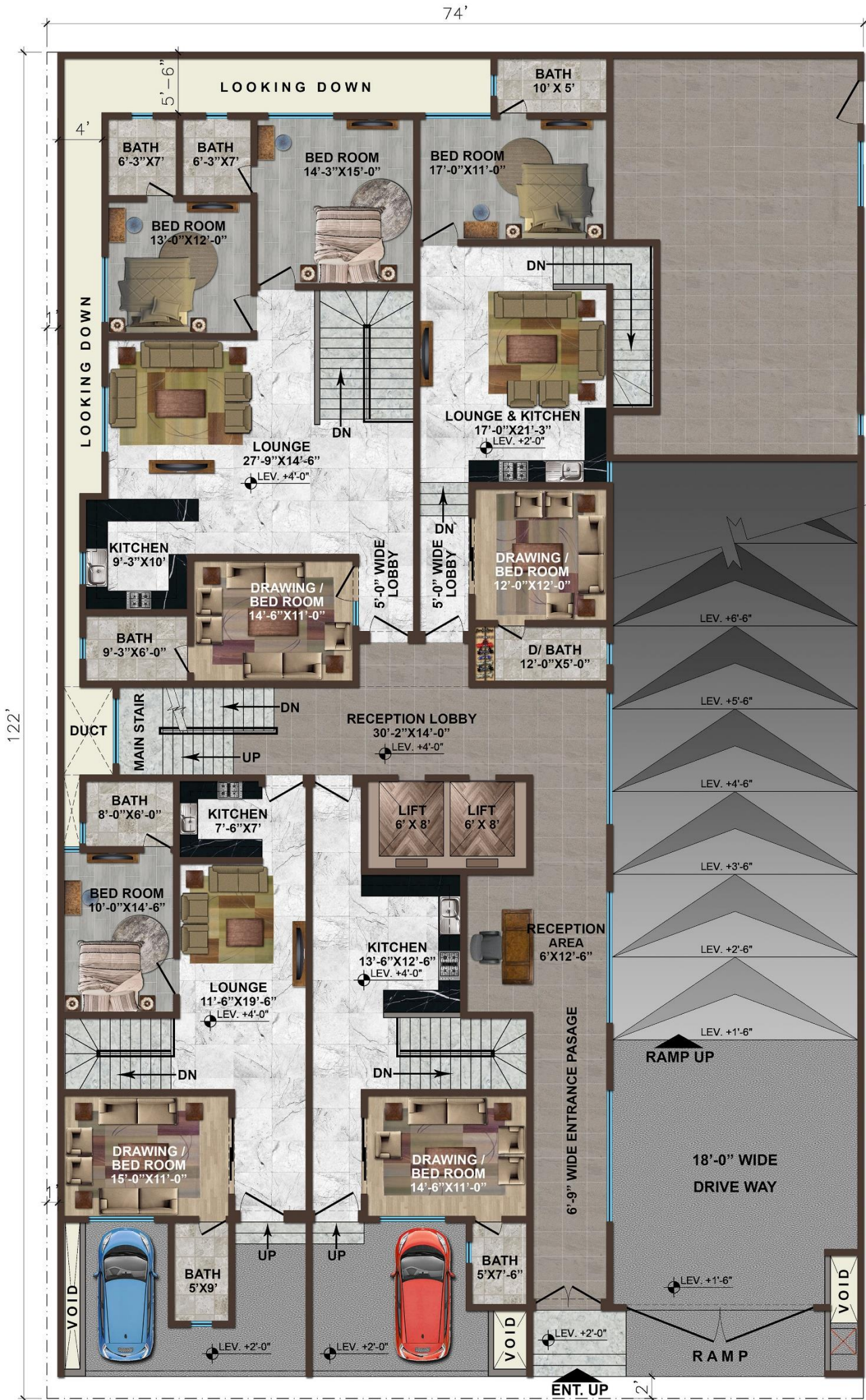


PAYMENT SCHEDULE FOR
APARTMENT AND PENT HOUSES ON
UPPER FLOORS

30% WITHIN 3 MONTHS OF BOOKING.
500,000 PER MONTH FROM THE DATE OF BOOKING.
BALANCE ON WORK COMPLETE

Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval/Connection/Meter/P.M.T/Sub-Station/Grid Station/High & Low Tension Cables/Misc/All Material/Billing) Charges, 2. Gas (Connection/Meter/Main Line/Approval/Misc/All Material/Billing) Charges. 3. Water & Sewerage (Connection/Approval/Meter/Misc/All Material/R.O. Plant/Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.

DUPLEX VILLA PLANNING ON GROUND FLOOR



DUPLEX VILLA PLAN (BASEMENT)



**PAYMENT SCHEDULE FOR RESIDENTIAL DUPLEX
VILLAS
AT GROUND FLOOR**

<u>Payment Schedule</u>	<u>Duplex Villa 1</u>	<u>Duplex Villa 2</u>	<u>Duplex Villa 3</u>	<u>Duplex Villa 4</u>
-	[4 BED]	[4 BED]	[4 BED]	[5 BED]
FACING:	PRIVATE PARKING, SEPARATE ENTRANCE	PRIVATE PARKING, SEPARATE ENTRANCE	LUXURY ROOM SIZES AND MORE AREA	LUXURY ROOM SIZES AND MORE AREA
SQFT (GROSS)	3100	3700	3400	3750
Final Price:	55,000,000	60,000,000	47,500,000	51,500,000
On Booking	4,000,000	5,000,000	3,000,000	3,500,000
Within 30 Days	4,000,000	5,000,000	3,000,000	3,500,000
Within 60 Days	4,000,000	5,000,000	3,000,000	3,500,000
Within 90 Days	4,000,000	5,000,000	3,000,000	3,500,000
700,000 X 36 Months FROM PILING START	1,80,00,000	1,80,00,000	1,80,00,000	1,80,00,000
On Work Complete	210,00,000	148,00,000	103,00,000	195,00,000

Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval / Connection / Meter /P.M.T / Sub-Station / Grid Station / High & Low Tension Cables / Misc / All Material / Billing) Charges, 2. Gas (Connection / Meter / Main Line / Approval / Misc / All Material / Billing) Charges. 3. Water & Sewerage (Connection / Approval / Meter / Misc / All Material / R.O. Plant / Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.



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Disclaimer: All Picture, Plans, Layouts, Information, Data and Details included in this brochure are indicative only and may change at any time up to the final "as built" status in accordance with the final designs of the project and regulatory approvals and planning permission.