

PARSVANTH MALL



A Blitzkrieg of Lifestyle In the Bastion of North - West Delhi

Parsvnath Mall, Rohini is located at one of the most potential locations of North West Delhi. It has a huge catchment area in the form of HIGH INCOME GROUP of more than 10 lac people in Rohini, Pitampura, Shalimar Bagh, Punjabi Bagh, Lawrence Road, Vikaspuri, etc., who are lifestyle savvy and have huge disposable income. With its unique character, multiple pull factors and global brand mix, it will ensure enormous attraction value and footfall consistency for the prospective business outlets.

1. Located at the most happening and premium Commercial Centre of Rohini next to Metro station
2. Largest project of the District Centre with biggest floor plates
3. Maximum visibility to the traffic flow of Ring Road, resulting in attraction value
4. Multiple pull factors
5. Global matrix of mall management

Architecture that Enthral with Resounding Grandeur

Parsvnath Mall, Rohini will be housed in a masterpiece of architecture which will offer a spectacular ambience that will resonate with resounding avenues of shopping, dining and entertainment. The entrance leads to the huge atrium which resonates with multi level visibility of magnificently lit galleries. Shuttling between dedicated floors is a delight with convenience of escalators and glass capsule lifts.



1. Glass Capsule Lifts and Elevators
2. Retail space ceiling height 14 ft
3. Multilevel car parking
4. Separate service corridors and lifts
5. CCTV enabled round the clock security
6. Sophisticated, sensor based fire monitoring and control mechanism

Spell bounding Fashion Fiesta With Engrossing Global Styles

Business moves into overdrive at Parsvnath Mall, Rohini where best of global brands will be offering show windows into the world of contemporary fashion trends. It will be a breathtaking opportunity for retail giants in apparel, FMCG and lifestyle segments to create a following for their brands among the most discernible and well off clientele.



1. Apparel and Garments
2. Jewellery and Fashion Accessories
3. Leather products and Footwear
4. Souvenirs and Gifts
5. White goods & appliances
6. Cosmetics and personal care
7. Departmental Stores
8. Anchor Stores & Hyper Market etc.

Eclectic Mix of Sumptuous Dining That Will Create A Culinary Carnival

At Parsvnath Mall, Rohini, food and art create an environment of celebration. It will showcase the finest of Indian cuisine in their new forms, sumptuous traditional dishes with a contemporary blend of aroma and taste that transforms family dining into fascinating carnival. A unique avenue that guarantees to take your taste buds by storm. It is a rare offer for food joints and multi-cuisine restaurants to create a distinct following:



1. Super speciality food courts
2. Multi-cuisine restaurants
3. International food lanes
4. Coffee cafes
5. Ice cream parlors
6. Bakery and carry away counters

Celebration of Stimulating Lifestyle

Celebration of Stimulating Lifestyle. Parsvnath Mall, Rohini will also offer the facilities of an exclusive Club which will create a following amongst its patrons. The club will be equipped with business centre and will be an ideal place for holding seminars, workshops and conferences. It will also host cultural events, festival carnivals and competitive events. Provision has also been made in the Club for fitness centre, swimming pool, sauna and jacuzzi.



1. Fitness Centre
2. Conference Room
3. Business Centre

Impart an Impact to your celebrations

Parsvnath Mall, Rohini will elevate the fun of celebrations and get-togethers to an eclectic level. For impacting a distinct character to wedding receptions and other gatherings, it will offer a lavish banquet facility which will be complemented by a well trained team of professionals and wide variety of culinary choices. All the related services like interior decoration, music, event management etc., will be tailor made to suit individual tastes and it will liberate you from the hassles of organizing any gala event. It will also be one of the finest avenues for exhibitions, launch events and cultural events.



1. Celebration Lounge
2. Banquet Facilities
3. Event Management
4. Interior Decoration

Parsvnath Mall, Rohini Price List w.e.f 01.04.2008

Sl.No.	Floors	Rates Per sq. ft. (Rs.)	Inaugural Discount Per Sq.ft (Rs.)	Net Basic Price Per Sq. Ft. (Rs.)
1.	Lower Ground Floor	21500	1500	20000
2.	Ground Floor	33000	1500	31500
3.	First Floor	25000	1500	23500
4.	Second Floor	20000	1500	18500
5.	Third or Fourth Floor	15000	1500	13500

NO ALLIED CHARGES

Preferential Location Charges:

(I) Corner : 5% of the Basic Cost (payable with basic cost)

Note:

1. Cheque/Bank Draft to be issued in favour of “**PARSVNATH DEVELOPERS LTD.**”, payable at Delhi/ New Delhi only. Outstation cheques shall not be accepted.
2. **Timely payment of instalments is the essence of the agreement.**
3. The terms and conditions of sale would be as per our Standard Flat Buyer Agreement.
4. Maintenance Charges & Security Deposit will be charged extra as applicable.
5. Covered Car Parking (optional) @ Rs. 3,00,000/- will be charged extra.
6. Other additional facility if provided will be charged extra.
7. The registration charges to be paid directly to the Competent Authority, as applicable.
8. The prices are subject to change without notice, before booking, at the sole discretion of the company and the prices ruling on the date of booking shall be applicable.
9. The company would pay penalty to its customers @ Rs 10/- per sq. ft. per month for any delay in handing over the unit beyond the committed period of 24 months from the date of commencement of construction subject to force majored. Similarly, customer would be liable to pay holding charges @ Rs. 10/- per sq. ft. per month if he fails to take possession within 30 days from the date of issue of offer for possession.
10. The above rates are for super area which include the covered area plus proportionate common area such as corridors, passages, lifts, staircase, munties, projection & architectural features, etc.

Payment Plan

Plan - A : DOWN PAYMENT PLAN (WITH 10% REBATE)

At the time of booking	15%
Within 45 days of booking	70% + Car Parking
At the time of offer of possession	5 %

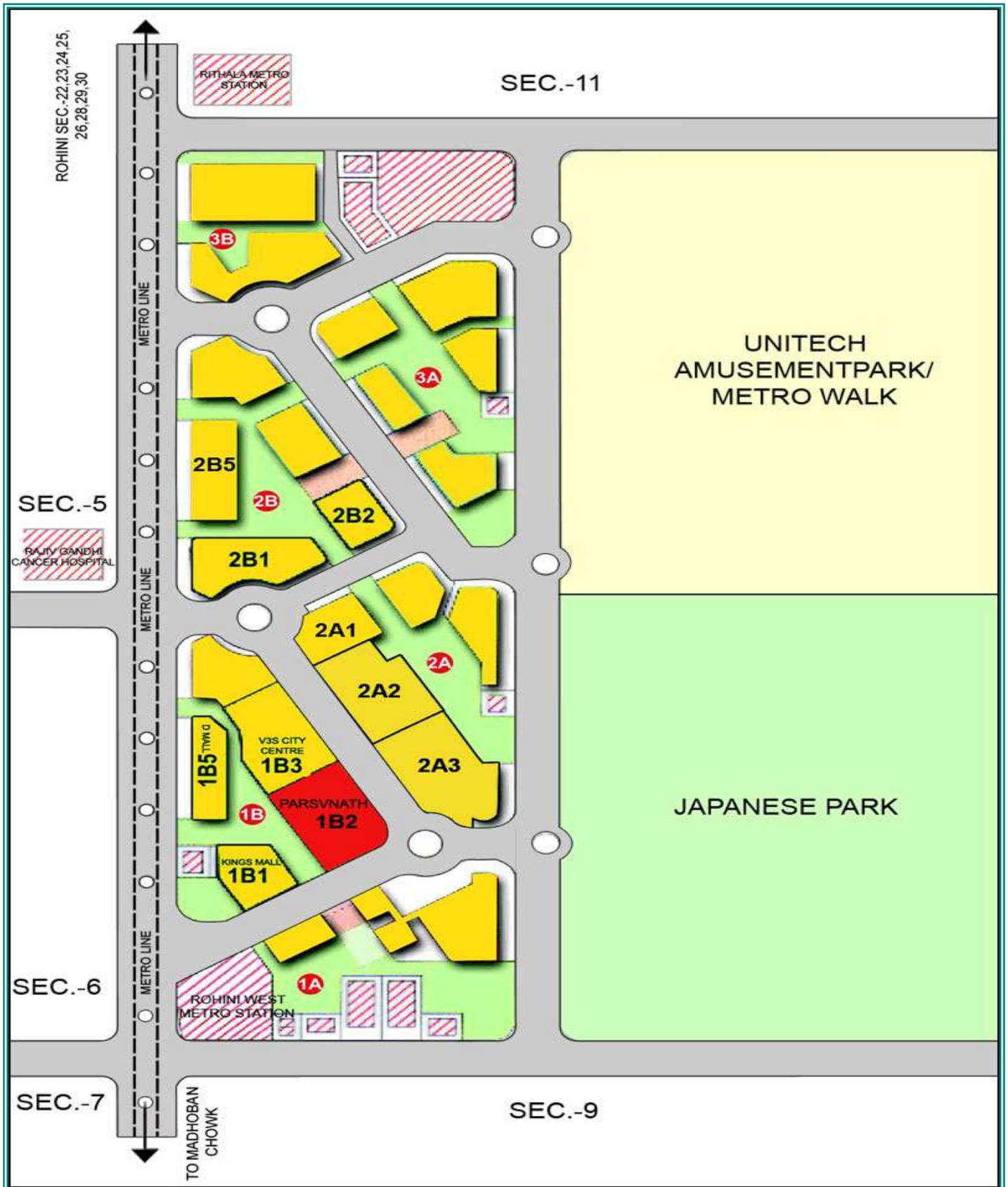
Plan - B : CONSTRUCTION LINKED PAYMENT PLAN

At the time of booking	15%
Within 45 days of booking	10%
Within 75 days of booking	10%
On Start of Foundation	8% + 50% + Car Parking
On Start of 1st Basement Roof Slab	8% + 50% + Car Parking
On Start of 2nd Basement Roof Slab	8%
On Start of Ground Floor Roof Slab	8%
On Start of First Floor Roof Slab	7%
On Start of Second Floor Roof Slab	7%
On Start of Third Floor Roof Slab	7%
On Start of Fourth Floor Roof Slab	7%
At the time of offer of Possession	5%

Specifications:

Type of Construction	:	RCC framed structure (Earthquake resistant)
Exterior Finish	:	Permanent finish including stone cladding composite aluminium sheets, Reflective glass,curtain wall & texture paint finishes
Internal Finish	:	POP/ gypsum board false ceiling/ aluminium ceiling in public areas. Stone/ vitrified tile/ stainless steel/ textured paint. Covering on the walls in common spaces spaces plastered & OBD painted walls in shops
Doors & Windows	:	Aluminium & glass glazing for show window & doors.
Flooring	:	Polished granite/ vitrified tiles in common areas & marble/ ceramic tile flooring in shops.
Toilets	:	Provision for hot & cold water pipes in all toilets, vitrified/ ceramic tile flooring/ walls sanitary/ Chinaware in light coloured shades of standard make, high Quality CP fitting and accessories, electrical hand dryers to be provided.
Ventilation	:	Through centrifugal fans wherever required plumbing storage tanks for raw & treated warer, soil, waste & vent pipes grease traps for kitchen
Lighting	:	Facade lighting, street lighting, advt. & glow signage, all the required internal and task lighting.
Security System	:	CCTV & other hi-tech controls. Round the clock security.
Air Conditioning	:	Centrally air-conditioned complex with Integrated lighting. Fire alarm system and Internal quality FCUs, AHUs energy efficient chillers.
Electrical System	:	Uninterrupted power supply with 100% power back-up DG sets of International Standards electrical wiring and outlets separate metering for each shop.
Fire Fighting System	:	Shutdown of HVAC system in case of fire, automatic smoke extraction incase of fire.
Fire Detection System	:	Alarm system, hose reel provided, wet riser provided, yard hydrant provided fire extinguishers provided, automatic sprinkler system, break glass units and alarms.
Common Facilities	:	Common toilets in each floor, modern high class glass fronted lifts, piped music in all public areas, public address system, parking in basement connected through lifts, escalators, elevators, atriums.

SITE PLAN



NRI's can make the booking now in FEW EASY STEPS.

1. Identify your apartment; our Property Advisor will assist you with full detail of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with the payment of 15% of apartment value; Rest as per payment plan.
3. Upon clearing of the cheque you will be send the Money Receipt, Sale Agreement/ Allotment letter.
4. All cheque / payment must be drawn in favor of the Developers.
5. If you require site visit by friend or relative the same can be arranged within 24 hours. Home finance options are available from UTI, HDFC and ICICI.

In Case of any further clarification, please inform us accordingly.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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