





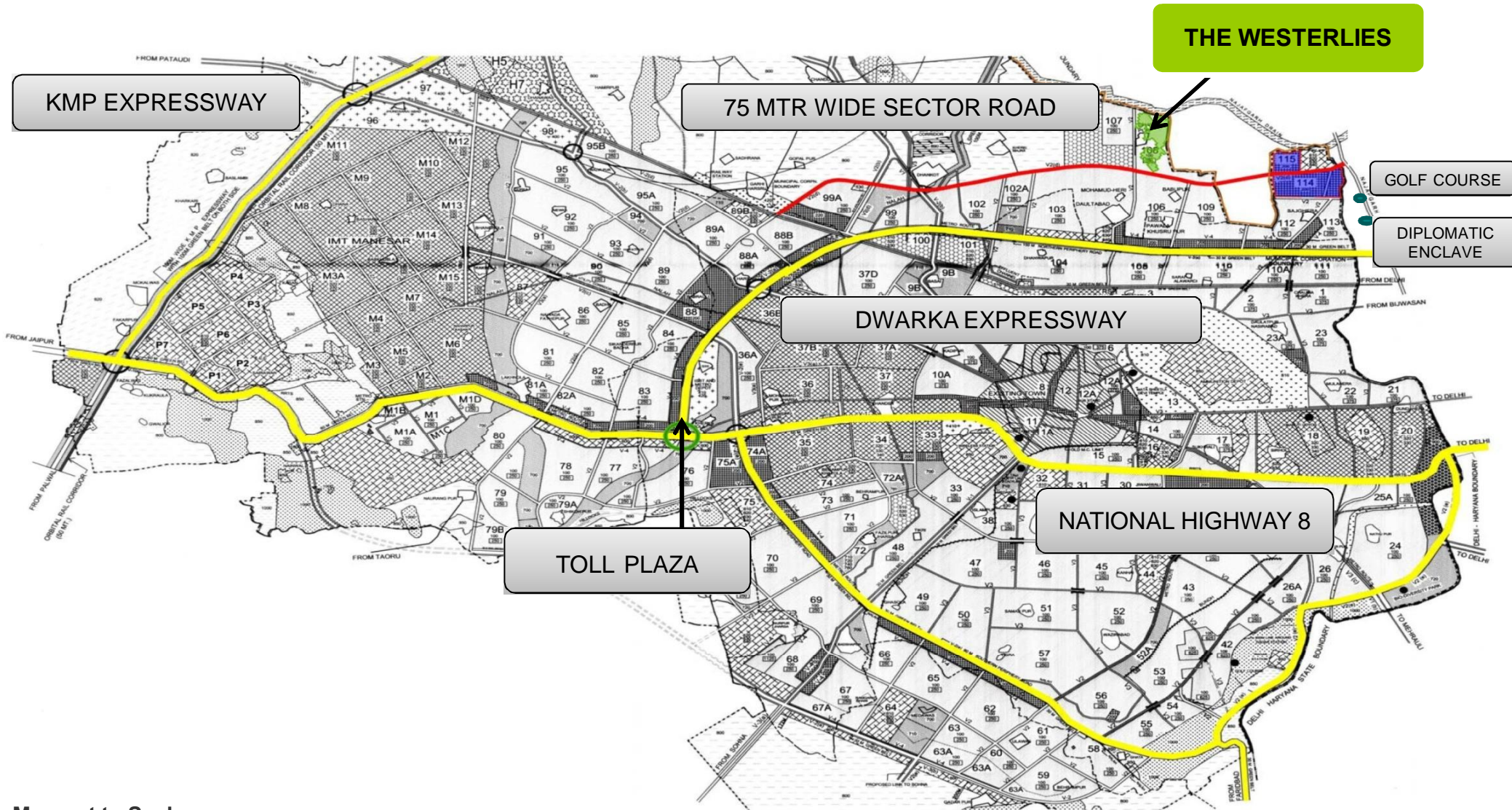
THE  
**WESTERLIES**  
— LIFE NEEDS SPACE —

A Preview

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# Location Map



Map not to Scale

## Locational Advantage

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- “ Located in proximity to the 8 lanes, 150 meter wide and 18 km long Dwarka Expressway in Sector 108 that falls in the periphery of Delhi (Dwarka Sub –City)
- “ Proposed diplomatic enclave and proposed golf course
- “ Approach through 75 meter wide road connecting Delhi running parallel to upcoming Dwarka Expressway.
- “ Abutting Delhi Border

## Unique Selling Proposition

- “ Being developed by Experion – 100% FDI real estate developer
- “ 100 plus acres of master planned township
- “ In close proximity to proposed Diplomatic Enclave and Golf Course
- “ Larger sizes of plots and villas.
- “ A 1.1 km driving stretch of the township forms the spine referred as “The Breeze”
- “ Low rise community
- “ Neighbourhood Concept
- “ High Quality of Life & exquisitely designed landscape
- “ In close proximity to Low rise farms of Delhi
- “ Design Consultants: HOK, London : Landscape Consultants: Belt Collins, Singapore

## VILLA ELEVATIONS



**VILLA - 180 SQMT. / 215 SQ YARD**

The above plans are subject to change at the sole discretion of the company without any prior notice

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## **VILLA - 210 SQMT. / 251 SQ YARD**

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**VILLA - 300 SQMT. / 358 SQ YARD**

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**VILLA - 377 SQMT. / 450 SQ YARD**

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**VILLA - 462 SQMT. / 552 SQ YARD**

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## Specifications

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### FLOOR FINISHES

Living Room	Imported marble
Master bed room	Imported marble
All bed rooms/dress	Good quality laminated wooden flooring
Kitchen	Antiskid ceramic tiles
Master toilet	Antiskid ceramic tiles
Other Toilets	Antiskid ceramic tiles
Balcony	Antiskid ceramic tiles
Utility room	Ceramic tiles

### WALL FINISHES

Living Room	Plastic paint
Master bed room	Plastic paint
All bed rooms/dress	Plastic paint
Kitchen	Ceramic tiles and Plastic paint
Master toilet	Ceramic tiles
Other Toilets	Ceramic tiles
Balcony	Texture paint
Utility room	OBD

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## Specifications

<b>CEILING FINISHES</b>	
Living Room	Plastic paint
Master bed room	Plastic paint
All bed rooms/dress	Plastic paint
Kitchen	Plastic paint
Master toilet	False ceiling
Other Toilets	False ceiling
Balcony	Plastic paint
Utility room	OBD
<b>DOORS</b>	
Main door	Teak wood frame with teak veneered flush door
Internal doors	Hardwood frame with laminated flush door
Balcony doors	Upvc / Aluminium SGU Doors
<b>WINDOWS</b>	Upvc/ Aluminium SGU Doors
<b>CP SANITARYWARES</b>	
Master toilet	Premium Sanitary fixtures, CP fittings, jacuzzi (if applicable as per typology) & exhaust fan
Other toilets	Premium Sanitary fixtures, CP fittings & exhaust fan
Utility toilet	Premium Sanitary fixtures, CP fittings & exhaust fan
Modular Kitchen	No
<b>AIR CONDITIONING</b>	Split AC units; no air conditioning in basement
<b>ELEVATOR</b>	Yes
Power backup	100% at additional Cost
Security system	Video door phone

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**Price Details**

**Payment Plan Details**

**Booking Details**

## Area / Pricing Chart (Plots)

Plots Size	Rate in INR per sq yrd
451-500 Sq Yrds	55,000
500.01-700 Sq Yrds	
700.01 sq yrds & Above	

The above pricing and area details are subject to change at the sole discretion of the company without any prior notice



## Price List- Plots

Sr.No	Payment Head	Charges/Rate (INR)
1	Basic Sales Price (BSP)	As applicable per sq. yrd
2	Internal Development Charges (IDC)	825 per sq. yrd
3	External Development Charges (EDC)	4474 per sq. yrd
4	Power Back up Installation Charges(PBIC)	20000 per KVA
5	Interest Free Maintenance Deposit	400 per sq. yrd
Sr. No	PLC	Charge
1	Single PLC	6% of BSP
2	Double PLC	12% of BSP
3	Triple PLC & more	15% of BSP
Sr. No.	PLC Attributes	
1	Green Facing	
2	Green Abutting	
3	Wide Road (15 mtrs & above)	
4	Corner	
5	North, East, North East Facing	

The above pricing and area details are subject to change at the sole discretion of the company without any prior notice

## Development Linked Payment Plan (Plots)

Sr. No	Timelines from registration	Particulars/Milestones	Charge
1	0 months	On registration	Fixed Amount (Rs. 11 Lacs)
2	2 months	On booking	20% of BSP+50% of PLC
3	6 months	Installment(time linked)	10% of BSP+25% of EDC & IDC+50% of PLC
4	18 months	Milestone linked	20% of BSP +50% of EDC & IDC
5	21 months	Milestone linked	10% of BSP+25% of EDC & IDC
6	24 months	Milestone linked	10% of BSP
7	27 months	Milestone linked	10% of BSP
8	-	On Offer of Possession	20% of BSP +PBIC+IFMSD+ others, if any

*PBIC = Power Back-up Infrastructure Charges; IFMSD = Interest Free Maintenance Security Deposit*

The development linked Installments shall be raised as per timelines or completion of the milestone ,whichever is later.

The Milestones include

- Alignment of Roads
- Demarcation of Plots
- Installation of Sewerage and Water Pipes
- Metalling of Roads.

**The order of the above milestones can change depending upon the development schedule as decided by the company**

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## Area / Pricing Chart (Villa)

Size (sq mtrs)	Size (sq yds)	Saleable Area(Approx.) (sq ft)	Price (BSP Only)
180	215	4486	Rs. 2.70 Cr.
210	251	5222	Rs. 3.10 Cr.
300	358	6824	Rs. 4.10 Cr.
377	450	8397	Rs. 5.10 Cr.
462	552	8998	Rs. 5.60 Cr.

If a normal plot or villa plot is of non-standard size (as defined in the Price list given above) then the excess land portion (over and above the standard size) shall be charged as per the prevailing plot rate. +

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## Price List- Villas

Sr.No	Payment Head	Charges/Rate (INR)
1	Basic Sales Price (BSP)	As applicable per sq. yrd
2	Internal Development Charges (IDC)	825 per sq. yrd
3	External Development Charges (EDC)	4474 per sq. yrd
4	Power Back up Installation Charges(PBIC)	20000 per KVA
5	Interest Free Maintenance Deposit	400 per sq. yrd
Sr. No	PLC	Charge
1	Single PLC	3% of BSP
2	Double PLC	6% of BSP
3	Triple PLC & more	7.5% of BSP
Sr. No.	PLC Attributes	
1	Green Facing	
2	Green Abutting	
3	Wide Road (15 mtrs & above)	
4	Corner	
5	North, East, North East Facing	

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## Time/ Construction Linked Payment Plan (Built Up/ Villas)

Stages	Description	Payment Plan
1	Booking Amount	Fixed Amount (Rs. 15 Lacs)
2	Within 1 Month of booking	10% of BSP less BA
3	Within 6 Months of booking	10% of BSP + 50% of PLC
4	Within 9 months of booking/ On Commencement of excavation whichever is later	10% of BSP + 50% of PLC
5	Within 21 months of booking/ On Completion of ground floor roof slab whichever is later	10% of BSP+100% of EDC + IDC
6	Within 27 months of booking / On Completion of top floor roof slab whichever is later	20% of BSP
7	Within 33 months of booking/ On Completion of internal flooring whichever is later	10 % of BSP
8	On application of occupancy certificate	10% of BSP
9	On offer of possession	20% of BSP +All other Extra Charges

*PBIC = Power Back-up Infrastructure Charges;  
IFMSD = Interest Free Maintenance Security Deposit*

*The above plan excludes construction and commissioning of individual swimming pool as an optional feature. The price of the same shall be estimated and payable upon confirmation of design by the applicant.*

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## Booking Details

### For Plots

**Booking Amount: Rs. 11,00, 000/- (Rupees Eleven Lacs Only)**

**Payable at Par Cheque to be drawn in favour of “EDPL A/C THE WESTERLIES”**

### For Villas

**Booking Amount: Rs. 15,00, 000/- (Rupees Fifteen Lacs Only)**

**Payable at Par Cheque to be drawn in favour of “EDPL A/C THE WESTERLIES”**

# Transfer Policy

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## Resale and Transfer Policy

- “ Transfer/ Nomination will be allowed after minimum 30% BSP payment milestone realised from customer and on completion of necessary documentation as prescribed by the company.

## Transfer Fee

- “ Rs.35 per sft. + S. Tax (As Applicable)
- “ Rs. 300 per sq yrd + S. Tax( As applicable)

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**Thank You**

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